

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



oc17@BergerRealty.com

87 Marshall  
Egg Harbor Township, NJ 08234

Asking \$591,800.00



## COMMENTS

Ballenger Woods last buildable lot in development!!! Build your dream home with Schaeffer Homes in Egg Harbor Twp! This home is to be built through their Build On Your Lot Program. Featured here is the Ellis floor plan: Starting at 2,223 square feet, the Ellis is a sizable home, with 2 modern elevations options. This model includes 4 bedrooms, 2 1/2 baths, and a 2-car garage, providing ample space for families of all sizes. The home starts at 2-stories, with the option to add to a 3rd floor if you are in need of an extra bedroom and bath!! The great room is adequate enough to fit a large dining table, while still allowing extra space to spread out between the kitchen and family room. With its sleek design and thoughtful layout, the Ellis is the perfect blend of style and functionality. NOTE: Home is to be built. Pictures and virtual tour are of the same base model with upgraded options shown. Other Schaeffer Floorplans are available to be built on this homesite. The homesite is listed for \$179,900, the home is \$271,900, and the estimate for land development cost is \$140,000. Land development costs can be more or less than \$140,000. It is unknown if a basement foundation is available until further soil testing is completed, which will be the responsibility of the Buyer. Seller and Builder make no representation of the feasibility and cost for site development and will provide a due diligence period to the Buyer. Schaeffer Homes has the exclusive right to build on this lot and will assist the Buyer through the due diligence process.

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Interior Features
Curbs		Two Car	Smoke/Fire Alarm
Sidewalk			Walk In Closet
Ask for Peter Harp			
Berger Realty Inc.			
1670 Boardwalk, Ocean City			
Call: 609-391-0500			
Email to: pph@bergerrealty.com			
Sewer			
Septic			

