

# Berger Realty

Since 1920



Ocean 17  
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**3069 Ivins**  
**Egg Harbor Township, NJ 08234**

**Asking \$350,000.00**



## COMMENTS

Tons of potential in this centrally located 4 bedroom 2 bath home on over 3 acres of land. The cape cod style home features large rooms, a full basement, new windows and so much more. Bring your vision to help this home reach it's full potential. Centrally located close to the bike path, shopping and transportation, but still leaves you plenty of room to roam on the spacious lot. With a little bit of TLC, this home could be a stunner. The home also features Solar Panels and averages electric expenses monthly of approximately \$150. That is for everything, your heat and electric! Great property for contractor, plenty of room for garages and out-buiding.

## PROPERTY DETAILS

|  |  |                                   |                                |
|--|--|-----------------------------------|--------------------------------|
| Exterior<br>Vinyl  | OutsideFeatures<br>Porch<br>Shed                             | ParkingGarage<br>None             | InteriorFeatures<br>Greenhouse |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>6 Ft. or More<br>Room<br>Full<br>Inside Entrance | Heating<br>Head Electric<br>Solar | HotWater<br>Electric           |



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