



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



Ask for Thomas Horan  
 Senior Publicist  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: tph@bergerrealty.com

