



**171 Asbury Road**  
**Egg Harbor Township, NJ 08234**

**Asking \$574,900.00**



**COMMENTS**

WE are currently UC and waiting on the mtg commitment. At this time seller is not accepting anymore showings. Don't miss out on this amazing opportunity to live on one of the nicest streets in EHT. This home is located on 3.5 acres set back off the road and secluded for additional privacy. From the moment you enter the home you will be impressed with the many upgrades including the kitchen which has SS Appliances, upgraded cabinets and granite countertops. The great room overlooks the enclosed porch and the beautiful backyard. The fireplace is not in use but should be able to be reconnected. There is also a large dining room, perfect for entertaining. The Master BD is located on the 1st floor and is a great size along with the beautiful Master Bath with a huge, tiled walk-in shower, dual sinks and a soaking tub. Upstairs has 2 additional BD's and a shared full bath. There is a walk-in attic which is perfect for storage. There is also a 2-car attached garage and large laundry room. Outside features include your own private paradise with this stunning backyard, featuring a sparkling, kidney-shaped, saltwater pool with heater. The fenced-in pool area creates a peaceful place to lounge with a built-in waterfall, gazebo and firepit. The surrounding beautiful lawn provides endless entertainment for children of all ages. There is a blacktop basketball court and lawn for playing cornhole. Imagine hosting summer barbecues, enjoying refreshing dips in the pool, and watching your kids create unforgettable memories in this vibrant outdoor oasis. Though the home is beautifully maintained the seller is selling the home in "AS IS" condition. The seller will be responsible to get the water testing completed and the Smoke Certification. This is subject to the "Seller Finding Suitable Housing". The seller is actively looking, and we will update the remarks once the seller has secured housing.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Deck	Attached Garage	Dining Room
	Fenced Yard	Auto Door Opener	Laundry/Utility Room
	Pool-In Ground	Two Car	Pantry
	Porch		Primary BR on 1st floor
	Shed		Recreation/Family
	Sprinkler System		Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher	Crawl Space	Forced Air
Skylight(s)	Dryer		Gas-Natural
Smoke/Fire Alarm	Gas Stove		
	Microwave		

# Berger Realty

• Since 1928 •



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



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

Storage  
Walk In Closet

Refrigerator  
Self Cleaning Oven  
Washer

Cooling  
Central

HotWater  
Gas

Water  
Well

Sewer  
Septic



Ask for Grant Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [geh@bergerrealty.com](mailto:geh@bergerrealty.com)

