



**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

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