

# Berger Realty

Since 1928



Berger Realty, Inc.  
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135 Thompson Ln 81  
Egg Harbor, NJ 08234

Asking \$49,900.00



## COMMENTS

Egg Harbor Village is a charming boutique vacation park community, offering 62 picturesque sites spread across 33 acres of serene, wooded landscape. Located just 9.6 miles from Ocean City and 18.5 miles from Atlantic City, the village provides easy access to a nearby boat launch and a variety of local attractions, including boardwalks, casinos, golf courses, Storybook Land, and the quaint Historic Smithville. As our community continues to grow, more activities and events are added each year, creating a vibrant atmosphere for residents and guests alike. Enjoy a range of amenities, including a pool, tiki bar, clubhouse, and scenic walking trails. This beautifully upgraded home features new flooring and comes fully furnished. Relax on the spacious porch or unwind in the sunroom, complete with a cozy sitting area and a dining space, perfect for enjoying your time away from the hustle and bustle. Please note: Egg Harbor Village is a seasonal vacation cottage community. It is closed for the winter on December 1st and reopens on March 1st. However, weekend visits are still permitted throughout November.

## PROPERTY DETAILS

|                  |                           |                     |              |
|------------------|---------------------------|---------------------|--------------|
| Exterior         | OutsideFeatures           | ParkingGarage       | OtherRooms   |
| Vinyl            | Porch<br>Shed             | None                | Florida Room |
| InteriorFeatures | AppliancesIncluded        | AlsoIncluded        | Heating      |
| Skylight(s)      | Gas Stove<br>Refrigerator | Blinds<br>Furnished | Forced Air   |



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