



**265 Asbury**  
**Egg Harbor Township, NJ 08234**

**Asking \$525,000.00**



#### COMMENTS

Don't miss the opportunity to see this 2604 sq. ft Ranch home that offers 4 Bedroom and 2 Baths with office on an approx. 1 ½ acres wooded lot, surrounded by nature and privacy! This home was custom built in 1977 and has been owned and improved continuously by a single owner, a professional builder. An addition built in 1982 includes two bedrooms or a bedroom and an office, as well as a laundry room. Pride of ownership is obvious throughout! Located in Egg Harbor Township, in a high demand location, this home is the perfect location for hosting friends or family. The property includes a large inground fiberglass pool, pool shed, outdoor shower, high quality fencing, mature gardens, and plenty of off-street parking. The kitchen and dining area were updated in 2023 with impressive oak wood cabinets, new quartz countertops, tile floors and backsplash. The kitchen also offers newer stainless-steel appliances including a glass top stove with double-oven, microwave, refrigerator and dishwasher. The laundry room was also renovated at the same time and includes the same quartz countertops, tile flooring, and white cabinets expanding storage and workspace. Attention to detail extends throughout the house, including intentional flooring decisions. Hardwood flooring in the primary living areas, new tile in the high traffic areas, vinyl flooring in bathrooms, and wall to wall carpeting in the bedrooms. The living room features custom built-in cabinets, a brick gas fireplace and new plantation shutters. The Bedrooms are all generously sized with very spacious closet space, all finished with extra storage shelving. The primary bedroom has an ensuite bathroom and a walk-in closet, which is rare for a home of this age, demonstrating the attention put into the home when it was built. Beyond the aesthetic and comfort improvements made, functional enhancements are evident everywhere. There is an oversized 2 1/2-car garage that is 22'x26', with a separate electric panel enabling the use of higher power equipment in the garage for those interested. The garage also includes a pull-down attic staircase for even more storage in the overhead attic. Likewise, the basement which has an extra course of block has plenty of space (and bilco door access) for a workshop, storage, AND still plenty of space to finish it to meet your personal interests. Two dehumidifiers, both with automatic drain pumps, keep the humidity level low and dry year-round. There is a second brick-faced fireplace in the basement that needs to have a new liner and be converted to gas to be operational. Storage is plentiful in this unique home with spacious closets throughout the single level living area, the nearly full basement and a crawl space under the addition plus the garage and attic! There was a new well put in 10 years ago and a new well pump installed in 2024. The septic system has just been inspected in anticipation of the sale and passed. A certificate will be provided by a well-known and respected septic installer. An irrigation system was installed in 2023 covering the entire property including the fenced garden in the back yard. The majority of the windows in the home are Pella with screens and grids (stored in the basement). The well water treatment system is serviced annually. The heat is a hot water

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



gas baseboard with 3 zones and the home has Central AC. All in all, this home has so many amazing features for someone needing the extra living space of a 4 bedroom home, or the convenience of a single floor living space. Don't think about this one too long or it will likely be gone!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Pool-In Ground	Two Car	Dining Area
Shingle	Enclosed Outside		Laundry/Utility Room
Wood	Shower		Storage Attic
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	6 Ft. or More Head
Detector	Dryer	Curtains	Room
Kitchen Center Island	Electric Stove	Shades	Full
Security System	Microwave		Unfinished
Smoke/Fire Alarm	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Baseboard	Ceiling Fan(s)	Gas	Well
Gas-Natural	Central		
Multi-Zoned			
Sewer			
Septic			

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

