

3 William Ave  
Egg Harbor Township, NJ 08234

Asking \$320,000.00



COMMENTS

Discover the charm of cozy living with this delightful rancher at 3 William Avenue in Egg Harbor Township, NJ. Perfectly tailored for first-time home buyers, this property harmoniously blends classic charm with modern amenities, promising comfort and convenience in your new journey into homeownership. Nestled on a spacious .34-acre lot, this 3-bedroom, 1.5-bathroom home offers a welcoming atmosphere with a touch of nostalgia, dating back to its construction in 1970. Inside, the 1100 square feet of living space has been thoughtfully maintained and updated. Delight in the beauty of original hardwood floors, which are currently being refinished to restore their natural allure. The home's aesthetic integrity is complemented by a robust infrastructure, including a gas forced air heating system and central air conditioning, both installed just five years ago to ensure your year-round comfort. Step outside to discover your private oasis—an expansive deck surrounding an above-ground pool and Jacuzzi offers the perfect backdrop for summer gatherings and tranquil moments alike. Enjoy peace of mind with recent updates to essential systems: Septic System and Leech fields were moved and updated in 2008, a well with a new motor installed only four years ago, and a reliable roof (Front was replaced in 2008). Storage options abound with a huge shed in the back yard ready to accommodate your needs. The hot water heater was just installed two years ago means efficiency and reliability at your fingertips. Location is everything, and this property doesn't disappoint. Situated in a vibrant community, you're never far from life's necessities and luxuries. Just a short drive away, you'll find the popular shopping areas and malls, restaurants galore and just a short drive to the Egg Harbor Township Nature Reserve, offering a perfect balance between retail therapy and outdoor adventure. Only minutes to the Atlantic City and Ocean City beaches, boardwalks and casinos. For families prioritizing education, the nearby Egg Harbor Township High School boasts strong academic programs and an inviting community spirit. In essence, this property invites you to a lifestyle of balance and comfort, promising the ease and satisfaction that come with a well-planned and meticulously maintained home. Whether you're splashing in the pool during a sunny afternoon or enjoying peaceful evenings in your spacious backyard, 3 William Avenue offers the perfect canvas for your new beginning. Ready to make this charming rancher your own? Schedule a viewing today and experience firsthand the warmth and potential this home has to offer. Contact us now to embrace the opportunity of homeownership and secure your place in this thriving community. Showings only on Thursday and Fridays or between 8:30 and 9:30

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures	
Vinyl	Deck	None	Carbon	Monoxide
	Fenced Yard		Detector	

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



	Patio		Smoke/Fire Alarm
	Pool-Above Ground		
	Porch		
	Shed		
	Whirlpool/Spa		
AppliancesIncluded	AlsoIncluded	Basement	Heating
Dishwasher	Blinds	Crawl Space	Forced Air
Dryer	Drapes		Gas-Natural
Gas Stove			
Refrigerator			
Washer			
Cooling	Water	Sewer	
Central	Well	Septic	



Ask for Lauren Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [lmg@bergerrealty.com](mailto:lmg@bergerrealty.com)

