

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



109 Schuylkill  
Little Egg Harbor Township, NJ 08087

Asking \$565,000.00



## COMMENTS

Welcome to your waterfront retreat! This spacious and well-maintained 4-bedroom, 2.5-bath home is nestled in the serene and sought-after Mystic Island community. Boasting over 60 feet of lagoon frontage, this property offers the perfect setting for boating enthusiasts, kayakers, or anyone who enjoys peaceful water views right from their backyard. Step inside to a light-filled interior featuring a generous living space, a well-equipped kitchen, and comfortable bedrooms—ideal for both year-round living or a seasonal getaway. The upper level has 3 bedrooms and 2 full bathrooms, but the real bonus to this home is its great layout for those looking to downsize yet still have room for an in-law suite or adult children living at home on the lower level. The split-level design gives everyone their privacy with a family room and the 4th br or use that room for your at-home office. The fenced-in yard adds privacy and security, perfect for pets, children, or entertaining guests outdoors. Whether you're enjoying morning coffee with a waterfront view or hosting evening gatherings by the water, this home offers the ultimate coastal lifestyle. Don't miss this rare opportunity to own a piece of paradise in Mystic Island!

## PROPERTY DETAILS

|                                                                                               |                                                                      |                                      |                                                                          |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                             | OutsideFeatures<br>Boat Slip<br>Curbs<br>Deck<br>Fenced Yard<br>Shed | ParkingGarage<br>None<br>See Remarks | OtherRooms<br>Dining Area<br>Great Room<br>Recreation/Family<br>Workshop |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space                                              | Heating<br>Forced Air<br>Gas-Natural | Cooling                                                                  |
| Water<br>Public                                                                               | Sewer<br>Public Sewer                                                |                                      |                                                                          |

