

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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**9 Academy Rd  
Egg Harbor Township, NJ 08234**

**Asking \$329,000.00**



## COMMENTS

Come see this well-maintained 3-bedroom, 2-bath rancher situated on a spacious lot on quiet street in EHT community. This move-in ready home features a thoughtfully arranged layout with the primary suite—complete with its own bath and a large walk-in closet—offering a private retreat on one side, while the two additional bedrooms provide ample space on the opposite side, separated by bright and airy living room. Eat in kitchen with optional dining room space. Step outside to a generous yard that invites relaxation and entertaining in a screened-in all-purpose room, perfect for enjoying serene views or entertaining guests. Additional benefits include in-ground irrigation supplied by a private well and versatile multi-purpose sheds equipped with electricity. Located in a community known for its excellent schools and only a short drive to the shore, this property effortlessly combines comfort, privacy, and convenience. Don't miss the chance to see this home in person—Open House scheduled Saturday 5/10, 1-3 PM. Look forward to seeing you!

## PROPERTY DETAILS

ParkingGarage	AppliancesIncluded	Basement	Heating
None	Dishwasher	Crawl Space	Gas-Natural
	Disposal		
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Selling Open		
	Washer		
	Water		
	Public		
	Well		



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