

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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**8 Tudor**  
**Egg Harbor Township, NJ 08234**

**Asking \$360,000.00**



## COMMENTS

Discover this charming 3 bed, 2 bath rancher nestled in Delilah Oaks. This home boasts a beautifully landscaped exterior with a new oversized concrete driveway that perfectly complements the lush green grass. Inside, you'll find stylish luxury vinyl plank flooring throughout and new carpeting in the bedrooms. The living room is bathed in natural light, creating a warm and inviting atmosphere. The upgraded kitchen features Corian countertops, recessed lighting, and stainless steel appliances, including an LG refrigerator. Enjoy the comfort of newer replacement windows, a 3-month-old furnace, and a 11-year-old roof with solar panels for energy efficiency. Additional storage is accessible via pull-down attic stairs. The bathrooms have been tastefully upgraded with modern tile, and a separate utility room adds convenience to house the mechanicals and the washer/dryer. New sliders open up to a large deck, leading to a spacious, fenced-in backyard—ideal for gatherings. Two outdoor storage sheds offer ample space for your belongings. This home is move-in ready and perfect for comfortable living! Make your offer today before its gone!

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Brick Face	Curbs	None	Dining Area
Vinyl	Deck		Laundry/Utility Room
	Fenced Yard		Storage Attic
	Paved Road		Primary BR on 1st floor
	Porch		
	Shed		
	Sidewalks		
	Asks for D. James House		
	Berger Realty Inc		
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Disposal	Basement	
	Dishwasher	Crawl Space	
	Dryer	Email to: djh@bergerrealty.com	
	Gas Stove		
	Refrigerator		
	Washer		
Cooling	Hot Water	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central			

