

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**31 English Lane**  
**Egg Harbor Township, NJ 08234**

**Asking \$399,900.00**



## COMMENTS

Welcome to 31 English Lane where you will have peace, quiet and serenity located on 2.71 acres. This 3BD 2BA Cape Cod is a perfect set up. You have a nice sized living room, a beautiful updated EIK with SS appliances, 42 inch cabinets and granite countertops. The 1st floor has 2BD's and an updated full bath. The upstairs is dedicated to a large Master BD with plenty of closet space along with a huge Master Bath. Your outside features include a deck, cabana, bar area and an Above Ground Pool, the pool is being sold in "AS IS" condition. The septic was replaced in 2022. There is also a Solar Lease which is \$100 a month and this ends in 2041. The buyer will be responsible to take over the Solar Lease at the time of closing. The home is easy to show with 1 hour notice. All showing to go thru Showing Time. Seller can also accommodate a quick closing.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Cabana	None	Den/TV Room
	Deck		Eat In Kitchen
	Pool-Above Ground		Recreation/Family
	Shed		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	Crawl Space	Forced Air
	Dryer		Gas-Natural
	Electric		Solar
	Microwave		
	Refrigerator		
	Washer		
	Hot Water		
	Electric		Well



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