

# Berger Realty

Since 1928



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



55 Atlas Lane  
Egg Harbor Township, NJ 08234

Asking \$389,900.00



## COMMENTS

Large split level home waiting for new owners. Sits off of the road. There is an in-law suite on ground floor. Hardwood floors throughout the entire main and upper level. 1.4 acres property with wooded side and rear yards. New roof in March 2024 and HVAC system 2025. Will need some tlc but well worth it. Large 1.48 acres irregular lot. Outdoors, the lot gives you the canvas you need to create the backyard of your dreams—be it a garden, pool, or weekend game zone. And if you're more of a "grill and chill" type, there's plenty of room for that too. Just minutes away, MK Betterment Park features eight pickleball courts and open space for fresh-air fun. Shopping is convenient with a nearby ShopRite for quick grocery runs. Egg Harbor Township High School is also close enough to make morning traffic less of an adventure.

## PROPERTY DETAILS

|  |  |                          |                               |
|--|--|--------------------------|-------------------------------|
| Exterior<br>Vinyl  | OutsideFeatures<br>Fenced Yard<br>Needs Work | ParkingGarage<br>One Car | OtherRooms<br>In-Law Quarters |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator | Heating<br>Forced Air                        | Cooling<br>Central       | Water<br>Public               |



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

