

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**101 Sycamore**  
**Egg Harbor Township, NJ 08234**

**Asking \$398,000.00**



## COMMENTS

Spacious 3 bed, 2.5 bath two-story home in desirable Egg Harbor Township! Boasting a large living room and dining room, perfect for entertaining. Separate laundry room adds convenience, while the versatile garage is currently transformed into a fantastic pool/game room. Enjoy peace of mind with a NEW roof and water heater, plus brand new vinyl plank waterproof flooring throughout the entryway and 2nd floor. Freshly painted interior radiates brightness, complementing the abundant natural light from bathroom skylights. The heart of the home, the kitchen, features a center island, pantry closet, and a sleek stainless steel gas stove and dishwasher. Retreat to the primary bedroom offering two closets, one a luxurious walk-in. Additional storage is a breeze with pull-down attic stairs. Outside, the fenced-in backyard is your private oasis, complete with a jacuzzi, covered back deck perfect for gatherings, and an insulated shed with a subfloor ready to be customized and turned into a man cave or she shed! The home also includes a Google thermostat and Ring doorbell. Prime location close to the bike path for evening walks or morning bike rides. Also close to shopping, transportation, schools, restaurants, and the Hamilton Mall. This home is truly a must-see!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Paved Road Porch Shed	ParkingGarage None	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room Pantry Storage Attic
<p><b>Ask for James Monteleone</b>  <b>Berger Realty Inc</b>            Appliances Included: Dishwasher, Disposal, Gas Stove, Microwave, Refrigerator, Washer            109 E 55th St., Ocean City, NJ 08226            Call: 609-399-4211            Email to: jfm@bergerrealty.com</p>			
			

Cooling  
Ceiling Fan(s)  
Central

Water  
Public

Sewer  
Public Sewer