



**11 Carann Lane**  
**Egg Harbor Township, NJ 08234**


**Asking \$499,000.00**



## COMMENTS

Beautifully updated Rancher which consists of 4 BD's and 2 full baths. From the moment you enter the front door you will be impressed. There is a large living room which leads into the massive great room, perfect for entertaining. You also have a nice sized dining room. The new kitchen is also updated and has 42" cabinets, quartz counter tops and SS appliances. There is newly installed vinyl plank flooring throughout. 3 of the bedrooms are also a generous size, with the smallest BD perfect for a nursery and or office. The backyard oasis has an in-ground gunite pool, a large Storage Shed and oversized fenced in yard. This is perfect for parties and or barbecues. You can gain access to the backyard off of the Great room, dining room and laundry room. New hot water heater is being installed. Located close to shopping, fine dining and best of all less than 15 minutes to Ocean City beaches and boardwalk. Very easy to show and seller can close quickly.

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Stone	Deck	None	Dining Room
Vinyl	Fenced Yard		Eat In Kitchen
	Patio		Great Room
	Pool-In Ground		Laundry/Utility Room
	Porch		Storage Attic
	Shed		Primary BR on 1st floor
<div>  <div> <p>Ask for Matt New</p> <p>Berger Realty Inc.</p> <p>1670 Boardwalk, Ocean City</p> <p>Call: 609-391-0500</p> <p>Email to: <a href="mailto:gmj@bergerrealty.com">gmj@bergerrealty.com</a></p> </div> </div>			
	Appliances	Crawl Space	Heating
	Dishwasher		Forced Air
	Gas Stove		
	Microwave		
	Refrigerator		
	Hot Water	Water	
	Gas	Public	



Appliances: Ask for Matthew Galewicz  
 Dishwasher  
 Gas Stove  
 Microwave  
 Refrigerator  
 Crawl Space  
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