



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			Primary BR on 1st floor
	Shed			Storage Attic
	Appliances	Ask for James Montelone		Heating
	Diswasher	Burger Realty Inc.		Forced Air
	Gas Stove	109 E 55th St., Ocean City		
	Microwave	Call: 609-399-4211		
	Refrigerator	Email to: jfm@bergerrealty.com		
	Hot Water		Water	
	Gas		Public	



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 Microwave
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 Email to: jfm@bergerrealty.com

