

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 entertaining, 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 and HVAC just 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<br>Stone<br>Vinyl | OutsideFeatures<br>Deck<br>Fenced Yard<br>Patio<br>Pool-In Ground<br>Porch<br>Shed | ParkingGarage<br>None | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Storage Attic |
|                            |                                                                                    |                       | Heating<br>Forced Air                                                                                                         |



Ask for Michelle Benson  
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