

Berger Realty

Since 1928



Ocean 17
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71 Zion Road
Egg Harbor Township, NJ 08234



Asking \$799,000.00



COMMENTS

Yes...you are reading this correctly. As spacious and sprawling a luxury ranch as ever hit the market! Originally custom built beyond standard specs and set on serene 5 acre wooded, yet usable grounds with barn, coops, 2 circular driveways (one in front...another around perimeter of the massive custom home). In 2007 current owner added, opened and further graciously appointed the luxurious floorplan to accommodate large families, large gatherings and large dreams! The enormous full finished basement, 2+ car attached garage, warehouse feel workshop, expansive multi-level rear deck w/ hot tub, and quality workmanship and finishes make this impossible to duplicate or find elsewhere in Atlantic County! First floor primary suite w/private bath, hardwood throughout, volumous vaulted ceilings with lite-bright skylights, large entertainment bar between both the Stately formal dining room and great room. Closing either Sept./Oct. 2025; or sooner with rent back/use and occupancy.

PROPERTY DETAILS

| | | | |
|---|--|---|---|
| Exterior Wood Shingle | OutsideFeatures Deck Porch Shed | ParkingGarage Attached Garage Two Car | OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Great Room Laundry/Utility Room Primary BR on 1st floor Recreation/Family Storage Attic |
| <div><div><div><div>Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email: cma@bergerrealty.com</div></div></div><div><div>Appliances Included Dishwasher Dryer Gas Stove Refrigerator Washer</div><div>Basement Bedroom Finished Full Inside Entrance Outside Entrance</div></div><div></div></div> | | | |

Cooling
Central

HotWater
Gas

Water
Well

Sewer
Private