

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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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	OutsideFeatures	ParkingGarage	OtherRooms
Wood Shingle	Deck	Attached Garage	Breakfast Nook
	Porch	Two Car	Den/TV Room
	Shed		Dining Room
			Eat In Kitchen
			Great Room
			Laundry/Utility Room
			Primary BR on 1st floor
			Recreation/Family
			Storage Attic
			Workshop
InteriorFeatures	AppliancesIncluded	Basement	
Bar	Dishwasher	Full	
Cathedral Ceiling	Dryer	Room	
Kitchen Center Island	Gas Stove	Finished	
Skylight(s)	Refrigerator	Full	
Storage	Washer	Inside Entrance	
		Outside Entrance	
Cooling	HotWater	Water	Sewer
Central	Gas	Well	Private

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