

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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<br>Wood Shingle   | OutsideFeatures<br>Deck<br>Porch<br>Shed                                    | ParkingGarage<br>Attached Garage<br>Two Car   | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| <div>  <div> <p>Ask for Domenic Ballerini<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email: dvb@bergerrealty.com</p> </div> </div> |   |   |   |
| Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer  | Basement<br>Room<br>Finished<br>Full<br>Inside Entrance<br>Outside Entrance |  |   |

|                    |                 |               |                  |
|--------------------|-----------------|---------------|------------------|
| Cooling<br>Central | HotWater<br>Gas | Water<br>Well | Sewer<br>Private |
|--------------------|-----------------|---------------|------------------|