

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



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 Two Car Attached Garage	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Great Room Laundry/Utility Room Recreation/Family Storage Attic Workshop
Appliances Included Dishwasher Dryer Gas Stove Refrigerator Washer	Basement Full Bath Full Kitchen Full Living Room Full Master Bedroom Full Master Bathroom Full Second Bedroom Full Second Bathroom Full Third Bedroom Full Third Bathroom Full Fourth Bedroom Full Fourth Bathroom Full Fifth Bedroom Full Fifth Bathroom Full Sixth Bedroom Full Sixth Bathroom Full Seventh Bedroom Full Seventh Bathroom Full Eighth Bedroom Full Eighth Bathroom Full Ninth Bedroom Full Ninth Bathroom Full Tenth Bedroom Full Tenth Bathroom Full Eleventh Bedroom Full Eleventh Bathroom Full Twelfth Bedroom Full Twelfth Bathroom Full Thirteenth Bedroom Full Thirteenth Bathroom Full Fourteenth Bedroom Full Fourteenth Bathroom Full Fifteenth Bedroom Full Fifteenth Bathroom Full Sixteenth Bedroom Full Sixteenth Bathroom Full Seventeenth Bedroom Full Seventeenth Bathroom Full Eighteenth Bedroom Full Eighteenth Bathroom Full Nineteenth Bedroom Full Nineteenth Bathroom Full Twentieth Bedroom Full Twentieth Bathroom Full 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Ask for Grant Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email: [geh@bergerrealty.com](mailto:geh@bergerrealty.com)



Cooling Central	HotWater Gas	Water Well	Sewer Private
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