

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@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<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 |
| Cooling<br>Central       | HotWater<br>Gas                          | Water<br>Well                               | Sewer<br>Private  |



Ask for Marianne Johnsen  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: maj@bergerrealty.com

Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Refrigerator  
Washer  
Basement  
Room  
Finished  
Full  
Inside Entrance  
Outside Entrance

