

# 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 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 Workshop
Appliances Included Dishwasher Dryer Gas Stove Refrigerator Washer	Basement Bedroom Finished Full Inside Entrance Outside Entrance		



Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: mak@bergerrealty.com



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