

# Berger Realty

Since 1928



Berger Realty, Inc.  
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207 Ontario Avenue  
Egg Harbor Township, NJ 08234

Asking \$399,900.00



## COMMENTS

If you are looking to downsize but not looking for an Adult Community, this could be the perfect opportunity for you. This charming Brick Front 3BD 2BD rancher has a nice floor plan and also has a large enclosed porch off of the dining room. The views are amazing, direct lake front without the high price tag. The 3 BD's are a generous size and there are also 2 full baths. The price reflects the home needing to be updated and also has a bit of a cigarette smell. The seller is selling the home in "AS IS" condition which also reflects in the price. Easy to show, and can close at the end of July.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Curbs	Attached Garage	Dining Room
Vinyl	Fenced Yard	Auto Door Opener	Laundry/Utility Room
	Porch Enclosed	One Car	Primary BR on 1st floor
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Crawl Space
Cathedral Ceiling	Disposal		
	Dryer		
	Electric Stove		
	Refrigerator		
	Washer		
	Water Heater		
	Cooling	HotWater	
	Central	Gas	



Ask for Brian Kolmer  
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