



**254 Cologne Port Republic Rd  
Egg Harbor City, NJ 08215**

**Asking \$750,000.00**



#### COMMENTS

Welcome to 254 W Cologne Port Republic Rd – a beautifully updated 4-bedroom, 3.5-bath home set on 8.41 private acres in Egg Harbor City. This spacious property offers the perfect blend of comfort, style, and versatility with recent upgrades including a new roof, new gas furnace, new central A/C, and new kitchen appliances, quartz countertops, and custom cabinetry. The home features updated bathrooms, a fully finished basement, and a stunning outdoor retreat with an in-ground pool, hot tub, and an updated rear deck complete with a screened-in porch – perfect for entertaining or unwinding. A detached garage includes a private apartment above for guests, in-laws, or rental income, along with a workshop behind the garage for added utility. Enjoy walking distance to Port Beach, just one mile from the Nacote Creek boat launch with access to the Mullica River and Great Bay. With plenty of space to roam, garden, or explore, this 8.41-acre property offers the best of serene country living with modern amenities. Truly move-in ready and full of possibilities – don't miss this rare opportunity!

#### PROPERTY DETAILS

|                       |                    |                    |                      |
|-----------------------|--------------------|--------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage      | OtherRooms           |
| Vinyl                 | Deck               | Detached Garage    | Dining Room          |
| Wood                  | Fenced Yard        | Two Car            | Eat In Kitchen       |
|                       | Patio              |                    | Florida Room         |
|                       | Paved Road         |                    | Great Room           |
|                       | Pool-In Ground     |                    | In-Law Quarters      |
|                       | Porch              |                    | Laundry/Utility Room |
|                       | Porch Screened     |                    | Pantry               |
|                       | Shed               |                    | Recreation/Family    |
|                       | Sprinkler System   |                    | Storage Attic        |
|                       |                    |                    | Workshop             |
| InteriorFeatures      | AppliancesIncluded | Basement           | Heating              |
| Bar                   | Dishwasher         | 6 Ft. or More Head | Forced Air           |
| Kitchen Center Island | Gas Stove          | Room               | Gas-Natural          |
| Smoke/Fire Alarm      | Microwave          | Finished           |                      |
| Storage               | Refrigerator       | Full               |                      |
| Walk In Closet        |                    | Heated             |                      |
|                       |                    | Inside Entrance    |                      |
|                       |                    | Outside Entrance   |                      |
| Cooling               | HotWater           | Water              | Sewer                |

# Berger Realty

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