

# Berger Realty

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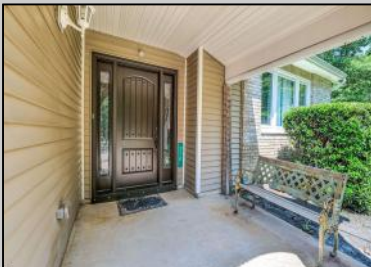
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



oc17@BergerRealty.com

218 Delaware Ave  
Egg Harbor Township, NJ 08234

Asking \$480,000.00



## COMMENTS

Welcome to this beautifully updated 4-bedroom, 2.5-bath, 1.34 acre home, perfectly located just minutes from the beaches, boardwalks, casinos, and all the excitement of the Jersey Shore. Inside, you'll find a warm and inviting layout featuring real hardwood floors and durable vinyl plank flooring throughout—ideal for both everyday living and entertaining. The upgraded kitchen comes equipped with modern appliances, ready for your next dinner party or casual family meal. Stay comfortable year-round with multi-zone heat and air conditioning (AC units are new 2022, Hot water is 2024) , and enjoy easy lawn care with a built-in sprinkler system. Outside, the attached 2-car garage offers plenty of storage, and there's extra parking space to accommodate all your guests—enough room for the whole crew! Whether you're hosting summer gatherings or just soaking in the local shore lifestyle, this home has it all. Don't miss your chance to own a move-in ready gem in one of Egg Harbor Township's most desirable and convenient locations!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Curbs	Attached Garage	Eat In Kitchen
Vinyl	Deck	Two Car	Laundry/Utility Room
	Porch		Recreation/Family
	Sprinkler System		Storage Attic

## InteriorFeatures



AppliancesIncluded  
Dishwasher  
Dryer  
Electric Stove  
Microwave  
Refrigerator  
Self-Cleaning Oven  
Heating  
Gas-Natural  
Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: gmj@bergerrealty.com

Water  
Private  
Sewer  
Public Sewer

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

