

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 Heating  
Dishwasher Gas-Natural  
DryerAsk for James Monteleone  
Electric StoveBerger Realty Inc  
Microwave109 E 55th St., Ocean City  
RefrigeratorCall: 609-399-4211  
Self-Cleaning OvenEmail to: jfm@bergerrealty.com

Water Private Sewer Public Sewer

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

