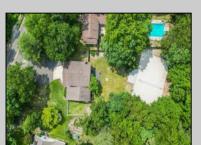




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





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 quests—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 Deck Two Car Laundry/Utility Room Vinyl

Porch

Sprinkler System



AppliancesIncluded Heating Gas-Natural Dishwasher Dry&sk for Marianne Johnsen Elegrater Realty Inc Microwave, Avenue, Ocean City Refriderator Selfella 609-329-0076

Wasneail to: maj@bergerrealty.com

Water Sewer Private **Public Sewer** 

Cooling Ceiling Fan(s) Central Multi-Zoned

Storage Attic

Recreation/Family

