

Berger Realty

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**403 Saint Louis Ave
Egg Harbor City, NJ 08215**

Asking \$330,000.00



COMMENTS

This charming Victorian-style home in Egg Harbor City is move-in ready and perfect for first-time buyers. It features three bedrooms, a full bathroom upstairs, and a convenient half bath on the main floor. The main level offers an inviting and comfortable living room, dining area, and an updated kitchen with a center island and stainless steel appliances. All three bedrooms are located on the second floor, providing a comfortable and functional layout for everyday living. The finished third-floor recreation room offers flexible space for a play area, home office, or creative retreat. Additional highlights include central air, natural gas heat, and updated laminate flooring throughout. Outside, enjoy a welcoming front porch on a corner lot. The sellers are offering a \$5,000 credit at closing. FHA and VA financing options are available. Enjoy comfort and character as your next chapter begins in the heart of Egg Harbor City!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Porch	None	Den/TV Room
	Shed		Dining Area
	Sidewalks		Laundry/Utility Room
			Recreation/Family
			Storage Attic

InteriorFeatures



AppliancesIncluded	Basement	Heating
Refrigerator	6 Ft. or More Head	Forced Air
Ask for Christopher Malinowski	Full	Gas-Natural

Berger Realty Inc
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Call: 609-391-0500
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HotWater	Water
Gas	Public

