

# 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              |
| Carbon Monoxide Detector | Refrigerator       | 6 Ft. or More Room | Head Forced Air      |
| Kitchen Center Island    |                    | Full               | Gas-Natural          |
| Smoke/Fire Alarm         |                    |                    |                      |
| Storage                  |                    |                    |                      |
| Walk In Closet           |                    |                    |                      |
| Cooling                  | HotWater           | Water              |                      |
| Central                  | Gas                | Public             |                      |

