

# 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 James Gray	Full	Gas-Natural
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	HotWater	Water	
	Gas	Public	

