

# Berger Realty

Since 1928



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



403 Saint Louis Ave  
Egg Harbor City, NJ 08215

Asking \$335,000.00



## 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 Room | Forced Air  |
| Ask for Yvonne Korman          | Full                    | Gas-Natural |
| Berger Realty Inc              |                         |             |
| 3160 Asbury Avenue, Ocean City |                         |             |
| Call: 609-399-0076             |                         |             |
| Email to: ymk@bergerrealty.com |                         |             |
| HotWater                       | Water                   |             |
| Gas                            | Public                  |             |

