

# Berger Realty

Since 1928

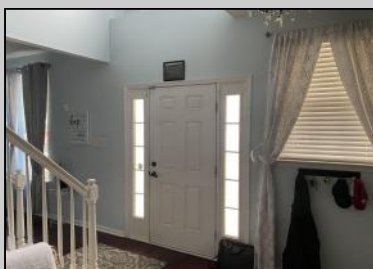


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**13 Tradition**  
**Egg Harbor Township, NJ 08234**

**Asking \$490,000.00**



## COMMENTS

Fall in love with this beautifully maintained 5 bedroom, 3.5 bath home in the highly desirable neighborhood. This home features hardwood flooring throughout most rooms and pours in natural sunlight that enhances its inviting atmosphere. Enter the main level through the foyer that flows to your formal living and dining rooms. While the kitchen boasts wood cabinetry and granite countertops complete with stainless steel appliances. The kitchen seamlessly opens to your family room, highlighted by a cozy fireplace. Sliding doors lead to the amazing backyard for effortless indoor-outdoor living. There's an additional bedroom and full bathroom in your finished basement which offers additional living space. Heading upstairs, the home features spacious primary suite with a walk-in closet and a en-suite bathroom showcasing a walk-in shower and bath tub. Three additional bedrooms and full bath complete the second floor. With a 2-car attached garage, there's ample room for vehicles, storage, and hobbies. Ideally located close to EHT schools, bike path and transportation, this exceptional home is a must-see! Property is being sold "AS-IS".

## PROPERTY DETAILS

|                   |   |   |   |
|-------------------|---|---|---|
| Exterior<br>Vinyl | OutsideFeatures<br>Fenced Yard<br>Pool-Above Ground<br>Porch<br>Sidewalks | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Recreation/Family<br>Storage Attic                 |
|                   |   |   | Heating<br>Forced Air   |
|                   |   |   | Fireplace   |
|                   |   |   | Basement<br>Finished<br>Full  |
|                   |   |   | Appliances<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer |
|                   |   |   | HotWater<br>Gas   |
|                   |   |   | Water<br>Public   |
|                   |   |   | Sewer<br>Public Sewer   |
|                   |   |   | Ceiling Fan(s)<br>Central   |



Ask for John Sweeney  
Broker  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: jjs@bergerrealty.com

