



**1 Saratoga Road  
Egg Harbor Township, NJ 08234**

**Asking \$549,000.00**



#### COMMENTS

What a great price for this 4 BD 2.5BA 2680 Sq. ft. home located in Wood Hollow. This 2 story home is located on an oversized corner lot and has many nice features. There is a decent sized living room and dining room which leads into the large Eat In Kitchen and includes Stainless Steel appliances, corian countertops, and 42 inch cabinets. This overlooks the family room that has a gas fireplace. The flooring on the main level has been upgraded throughout. There are two staircases to gain access upstairs. All 4 bedrooms are a nice size and have plenty of closet space. The Master bedroom has his and her closets along with a large Master bath that has a separate shower stall, dual sinks and a soaking tub. The unfinished basement has so much potential to be finished for additional entertainment space. The outside features include a fenced in yard, (sprinklers are there but the seller has never turned them on and also the patio pavers in the backyard are "AS IS" Though the home is in great condition the sellers are selling completely "AS IS". The buyer will be responsible for any and all inspections along with obtaining the Smoke Cert. Sellers can accommodate a quick closing if need be. Close to fine dining, shopping and the Jersey Shore. See Agent Remarks

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	Attached Garage	Dining Room
Vinyl	Fenced Yard	Two Car	Eat In Kitchen
	Porch		Laundry/Utility Room
	Sidewalks		Pantry
			Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Full
Detector	Dryer		Unfinished
Kitchen Center Island	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		

# Berger Realty

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