



**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

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Sewer  
Public Sewer



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

