

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3 Marina  
Little Egg Harbor Township, NJ 08087

Asking \$325,000.00



## COMMENTS

OFFER ACCEPTED - If three truly is a charm, we invite you to visit 3 Marina Way. This home boasts a BRAND NEW ROOF, making it ready for its next owners. Look inside and you'll find a spacious living room, dining room, breakfast room, and an expansive kitchen. The Owner's suite features a generous walk-in closet and an attached bathroom, while the second bedroom and bathroom are also well-sized. Additional highlights include a patio out back, a laundry room with a sink, and a two-car garage. You'll definitely want to make 3 Marina Way your new home! Sunrise Bay features a beautiful inground pool, bocce courts, shuffleboard, tennis, and pickleball facilities. Additionally, be sure to check out the fantastic events hosted at the Club House!

## PROPERTY DETAILS

|                  |                    |                 |                         |
|------------------|--------------------|-----------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage   | OtherRooms              |
| Asphalt          | Curbs              | Attached Garage | Breakfast Nook          |
| Vinyl            | Patio              | Two Car         | Dining Room             |
|                  | Porch              |                 | Laundry/Utility Room    |
|                  | Sidewalks          |                 | Primary BR on 1st floor |
|                  |                    |                 | Storage Attic           |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded    | Basement                |
| Walk In Closet   | Dishwasher         | Curtains        | Slab                    |
|                  | Disposal           |                 |                         |
|                  | Dryer              |                 |                         |
|                  | Gas Stove          |                 |                         |
|                  | Microwave          |                 |                         |
|                  | Refrigerator       |                 |                         |
|                  | Cooling            | Hot Water       |                         |
|                  | Ceiling Fans       |                 |                         |
|                  | Central            |                 |                         |



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