

# Berger Realty

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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 for		
	Microwave		
	Refrigerator		
	Cooling	HotWater	
	Ceiling Fans		
	Central		



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