

# Berger Realty

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**3 Marina**  
**Little Egg Harbor Township, NJ 08087**

**Asking \$325,000.00**



## COMMENTS

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	Two Car	Breakfast Nook
Vinyl	Patio	Attached Garage	Dining Room
	Porch		Laundry/Utility Room
	Sidewalks		Storage Attic
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Walk In Closet	Disposal	Curtains	Slab
	Dishwasher		
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
Heating	Cooling	HotWater	
Forced Air	Ceiling Fan(s)	Gas	
Gas-Natural	Central		
Sewer			
Public Sewer			

