



**111 Spray ave**  
**Egg Harbor Township, NJ 08234**

**Asking \$369,900.00**



#### COMMENTS

Explore this delightful 4-bedroom, 1.5-bath home (1,699 sq. ft.) on a .58-acre lot in a friendly neighborhood. Built in 1970, it features low taxes (\$5,600/yr) and excellent schools. Ideally situated near EHT Nature Reserve, parks, dining, golf, shopping, Somers Point, and Ocean City's renowned beach and boardwalk. The open kitchen/dining/living area is perfect for hosting, with stainless steel appliances (2022), a breakfast bar, and plentiful storage. Four roomy bedrooms offer generous closet space, complemented by updated downstairs carpet (2017) and a refreshed half-bath (2023). Recent improvements include a new roof (2021), AC condenser (2025), heater (2020), water heater (2021), vinyl siding/windows (1999), central A/C, gas heat, city water/sewer, a sprinkler system, a large fenced yard, 3 sheds, a 1-car garage, and a newly repaired driveway (2024). Move-in ready with space for your personal style. Don't miss this gem in a prime location – schedule a tour today!

#### PROPERTY DETAILS

|                  |                    |                 |                      |
|------------------|--------------------|-----------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Vinyl            | Curbs              | Attached Garage | Den/TV Room          |
|                  | Fenced Yard        | One Car         | Dining Room          |
|                  | Patio              |                 | Eat In Kitchen       |
|                  | Paved Road         |                 | Laundry/Utility Room |
|                  | Porch              |                 | Pantry               |
|                  | Shed               |                 | Storage Attic        |
|                  | Sprinkler System   |                 |                      |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded    | Basement             |
| Carbon Monoxide  | Dishwasher         | Blinds          | Crawl Space          |
| Detector         | Disposal           |                 |                      |
| Smoke/Fire Alarm | Dryer              |                 |                      |
| Storage          | Gas Stove          |                 |                      |
|                  | Washer             |                 |                      |
| Heating          | Cooling            | HotWater        | Water                |
| Forced Air       | Ceiling Fan(s)     | Gas             | Public               |
| Gas-Natural      | Central            |                 |                      |
|                  | Electric           |                 |                      |
| Sewer            |                    |                 |                      |
| Public Sewer     |                    |                 |                      |

# Berger Realty

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