



**45 Evergreen  
Ocean View, NJ 08230**

**Asking \$470,000.00**



**COMMENTS**

Welcome to 45 Evergreen Drive, a charming ranch-style home tucked away on a quiet cul-de-sac in sought-after Upper Township. Offering the ease of single-level living, this property features 3 bedrooms and 2 full bathrooms, plus a converted garage that serves as a versatile bonus space—perfect for a home office, playroom, or guest area. The inviting floor plan includes a front living area, an open kitchen, and a second living room with a cozy fireplace. A bright rear sunroom overlooks the backyard and leads out to a spacious deck complete with a hot tub & fire pit—ideal for relaxing evenings under the stars. The fenced-in yard offers plenty of space for outdoor fun and includes two storage sheds for all your tools and toys. Additional features include a primary suite with full bath, utility/laundry room, attic storage, off-street parking, sprinklers, and more. Located in an excellent school district and just a short drive to Ocean City and Sea Isle beaches, this home combines the tranquility of suburban living with convenient access to all the best of the South Jersey Shore. Don't miss your chance to make this Upper Township ranch under \$500,000 your own!

**PROPERTY DETAILS**

|   |  |                                      |  |
|---|--|--------------------------------------|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Curbs<br>Deck<br>Fenced Yard<br>Shed<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>None<br>See Remarks | OtherRooms<br>Den/TV Room<br>Dining Room<br>Florida Room<br>Great Room<br>Laundry/Utility Room<br>Storage Attic<br>Primary BR on 1st floor |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds   | Basement<br>Crawl Space              | Heating<br>Baseboard<br>Electric<br>Forced Air<br>Gas-Natural  |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Window Units  | HotWater<br>Gas  | Water<br>Well                        | Sewer<br>Septic  |

# Berger Realty

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