



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

# Berger Realty

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