

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



107 Stern  
Egg Harbor Township, NJ 08244

Asking \$999,900.00



## COMMENTS

This 4-bedroom, 2-bathroom single-family home is perfectly situated on the lagoon, offering direct access to the open bay and plenty of space for multiple boat slips—perfect for any boating enthusiast. Inside, you'll find a bright, open-concept layout featuring granite countertops, stainless steel appliances, and great flow—ideal for entertaining family and friends. Step out back to an expansive deck with a custom outdoor kitchen, breathtaking water views, and tons of room to relax or host gatherings. Whether you're taking in the sunset from your deck or heading out for a day on the water, this home delivers the ultimate coastal lifestyle. Conveniently located just minutes from Ocean City, Somers Point, and Longport and the great egg Harbor Inlet. Important Note: This sale is contingent upon third-party approvals from multiple lienholders, with all negotiations being handled by the seller's attorney. Any buyer interested should be prepared for a potentially extended approval process. Patience and flexibility are key—we welcome serious buyers who are ready to stick with it and understand the nature of a short sale involving several lienholders.

## PROPERTY DETAILS

|          |                    |               |                                                           |
|----------|--------------------|---------------|-----------------------------------------------------------|
| Exterior | OutsideFeatures    | ParkingGarage | AppliancesIncluded                                        |
| Vinyl    | Boat Slip<br>Patio | None          | Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer |



Ask for Steven Spengler  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: srs@bergerrealty.com

