

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**29 Robert Best**  
**Egg Harbor Township, NJ 08234**

**Asking \$399,900.00**



## COMMENTS

Wow! Incredible opportunity in EHT! This spacious home offers over 3,600 square feet with 6 bedrooms, 2.5 baths, a full basement, two fireplaces, and a two-car garage—all set on 1.38 acres. It has great potential and just needs some work to make it your own. Don't miss out—come see the possibilities for yourself! Showings to start July 12. Property is being sold strictly in As-Is condition. The seller and its representatives make no warranties or representations regarding the habitability of the property. Buyers are responsible for conducting their own due diligence. Buyer to obtain any certification if required, for occupancy.

## PROPERTY DETAILS

|                                                                                     |                             |                          |                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|-----------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Aluminum<br>Vinyl                                                       | OutsideFeatures<br>Deck     | ParkingGarage<br>Two Car | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Florida Room<br>Great Room<br>Laundry/Utility Room<br>Recreation/Family |
| Basement<br>6 Rooms<br>Inside Entrance<br>Outside Entrance<br>Sewer<br>Public Sewer | Heating<br>Asker James Gray | HotWater<br>Gas          |                                                                                                                                                                        |



Ask for James Gray  
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