

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**34 Sugarberry**  
**Egg Harbor Township, NJ 08234**

**Asking \$485,000.00**



## COMMENTS

Spacious 4-bedroom, 2.5-bath home with a fully finished basement, located on a quiet cul-de-sac. Features include a back deck, fenced yard, and quartz countertops. Priced to sell — home needs paint and some cosmetic updates, offering great potential and value.\" Being sold AS-IS. The roof was replaced in 2020!

## PROPERTY DETAILS

|                  |                    |                  |                      |
|------------------|--------------------|------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl            | Curbs              | Two Car          | Dining Area          |
|                  | Deck               | Attached Garage  | Dining Room          |
|                  | Fenced Yard        | Auto Door Opener | Eat In Kitchen       |
|                  |                    |                  | Laundry/Utility Room |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded     | Basement             |
| Walk In Closet   | Dishwasher         | See Remarks      | Finished             |
|                  | Dryer              |                  | Full                 |
|                  | Gas Stove          |                  |                      |
|                  | Microwave          |                  |                      |
|                  | Refrigerator       |                  |                      |
|                  | Washer             |                  |                      |



Ask for Brian Kolmer  
Cell: 609-399-0040  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

Cooling  
Central Air (s)  
Water  
Public

Sewer  
Public Sewer

