

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



58 Marshall  
Egg Harbor Township, NJ 08234

Asking \$649,000.00



## COMMENTS

Ballenger Woods, This beautiful 4 bedroom 3 and 1/2 Bath home features large open floor plan downstairs, well appointed Library with master wood work trims Breakfast nook for a spacious dining option, Formal Dining attached to formal living room which makes for a great space for entertaining. Finished basement with full bathroom. Back deck offers more space for entertaining or just relaxing over looking this wooded lot, Large Cabana has sitting area and dining area for those fun summer get togethers. Well appointed Landscaping with irrigation makes this home a stand out for curb appeal. Here is you oppertunity to live in the covenant BALLENGER WOODS

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Two Car	Breakfast Nook
Vinyl	Shed	Auto Door Opener	Den/TV Room
			Dining Room
			Eat In Kitchen
			Laundry/Utility Room
			Pantry
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Walk In Closet	Central Vacuum	Blinds	6 Ft. or More Head
	Dishwasher	Curtains	Room
	Dryer		Finished
	Gas		Heated
	Refrigerator		Plumbing
	Self Cleaning Oven		
	Washer		
	Call: 609-391-1330		
	Email to: clc@bergerrealty.com		
	Central	Gas	
	Electric		



Septic

