

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 opportunity to live in the coventant BALLENGER WOODS

## PROPERTY DETAILS

|                  |                    |                  |                      |
|------------------|--------------------|------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Brick            | Deck               | Auto Door Opener | Breakfast Nook       |
| Vinyl            | Shed               | Two Car          | 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 Stove          |                  | Heated               |
|                  | Refrigerator       |                  | Plumbing             |
|                  | Self Cleaning Oven |                  |                      |
|                  | Washer             |                  |                      |
| Heating          | Cooling            | HotWater         |                      |
| Gas-Natural      | Central            | Gas              |                      |
|                  | Electric           |                  |                      |

Sewer  
Septic

