



**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 Features	Inside Features	Parking/Garage	Other Rooms
Brick	Deck	Auto Door Opener	Breakfast Nook
Vinyl	Shed	Two Car	Den/TV Room
			Dining Room
			Eat In Kitchen
			Laundry/Utility Room
			Pantry
Interior Features	Appliances Included	Also Included	Basement
Walk In Closet	Central Vacuum	Blinds	6 Ft. or More Head Room
	Dishwasher	Curtains	Finished
	Dryer		Heated
	Gas Cooktop		Plumbing
	Refrigerator		
	Self Cleaning Oven		
	Washer		
	<b>Ask for Jeremy Kershbaumer</b> <b>Berger Realty Inc</b> <b>3160 Asbury Avenue, Ocean City</b> <b>Call: 609-399-0076</b> <b>Email to: <a href="mailto:jek@bergerrealty.com">jek@bergerrealty.com</a></b>		
	Cooling	Gas	
	Central		
	Electric		



Septic

