

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 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                            |                  | Heated               |
|                  | Refrigerator                   |                  | Plumbing             |
|                  | Self Cleaning Oven             |                  |                      |
|                  | Washer                         |                  |                      |
|                  | Call: 609-399-0076             |                  |                      |
|                  | Email to: jmm@bergerrealty.com |                  |                      |
|                  | Central                        | Gas              |                      |
|                  | Electric                       |                  |                      |



Septic

Asker Joyce McMahon  
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