



**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          | Outside Features               | Parking/Garage   | Other Rooms             |
| Brick             | Deck                           | Two Car          | Breakfast Nook          |
| Vinyl             | Shed                           | Auto Door Opener | 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                            |                  | Plumbing                |
|                   | Refrigerator                   |                  |                         |
|                   | Self Cleaning Oven             |                  |                         |
|                   | Washer                         |                  |                         |
|                   | Call: 609-399-0076             |                  |                         |
|                   | Email to: tam@bergorrealty.com |                  |                         |
|                   | Cooling                        | Gas              |                         |
|                   | Central                        |                  |                         |
|                   | Electric                       |                  |                         |



Septic

Ask for Theresa Maina

Refrigerator  
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