

# Berger Realty

Since 1928



Berger Realty, Inc.  
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104 Colonial  
Egg Harbor Township, NJ 08234

Asking \$348,888.00



## COMMENTS

Welcome to 104 Colonial Avenue, an attractive and affordable 3-bedroom home with some valuable upgrades! Situated among similar homes that are well maintained, with wooded land across the street - so it's a bit more private than other neighborhoods. Step inside to a floor plan with open-flow between its kitchen, dining, and living room areas. Main living areas, and the 3 spacious bedrooms all have wood flooring. Newer interior features include a full bathroom that is very attractive and has been recently refreshed, 6-panel interior doors, and fresh painting throughout. Outside you will appreciate the large fenced yard with updated landscape and patio living area. The home's new gas-fired furnace and central air conditioning unit have just been replaced. The roof was replaced about 6-years ago with GAF style architectural shingles. Nearby attractions include: Atlantic Christian School (K-12), castle playground, a municipal dog park, baseball /football/lacrosse fields, a BMX course, street hockey rinks, and the public library -- all ensuring that children and adults alike have plenty of recreational options. For nature enthusiasts, the Egg Harbor Twp Arboretum & Nature Reserve is just a stone's throw away. When you're in the mood for a day at the beach, Ocean City is just a 15-minute drive away. Recently vacant, and available for easy showings and fast settlement! Be sure to see this well maintained home today...

## PROPERTY DETAILS

Exterior  
Vinyl

Outside Features  
Fenced Yard  
Patio

Parking/Garage  
None

Other Rooms  
Breakfast Nook  
Dining Area  
Great Room  
Laundry/Utility Room  
Hardwood floor



Washer

Ask for Lori McCloskey

Berger Realty Inc

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Call: 609-399-4211

Basement  
Crawlspace  
Heating  
Air Conditioning  
Gas-Natural



Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer