

# 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 Living Room Hardwood floor
<p>Ask for Thomas Horan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email: tph@bergerrealty.com</p>			
Basement Crawl Space	Heating Gas-Natural		



Washer

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer