

# Berger Realty

Since 1928



Berger Realty, Inc  
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51 Saint Andrews  
Little Egg Harbor Township, NJ 08087

Asking \$324,000.00



#### COMMENTS

NEW SEPTIC BEING INSTALLED PRIOR TO CLOSING!! Adorable Ranch Style Property is ready for its New Owners! Located next to the Atlantis Golf Course, this Nicely-Sized 3 Bedroom, 2 Full Bath Home features Cathedral Ceilings and a Bright, Open Layout. The Primary Bedroom features primary bath en suite with Newer Shower (2024). Laminate Flooring was replaced in 2019 and Roof is approx. 8 years old. For your comfort, this home adds value with Hot Water Baseboard Heat. The desirable 1-level living makes this home ideal for those looking to Downsize or is a great Starter Home! Are you a First Time Home Buyer? If so, you may be eligible for the NJ Grant which now has an interest rate as low as 5.875% and up to \$22,000 for assistance! This home is close to all conveniences! Make Your Appointment Today!

#### PROPERTY DETAILS

|                                                     |                        |                                                                       |                                       |
|-----------------------------------------------------|------------------------|-----------------------------------------------------------------------|---------------------------------------|
| OutsideFeatures<br>Shed                             | ParkingGarage<br>None  | OtherRooms<br>Dining Area<br>Primary BR on 1st floor<br>Storage Attic | InteriorFeatures<br>Cathedral Ceiling |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Washer | AlsoIncluded<br>Blinds | Basement<br>Crawl Space                                               | Heating<br>Hot Water                  |



Ask for Carol Cawley  
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Sewer  
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