

# Berger Realty

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



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Sewer  
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