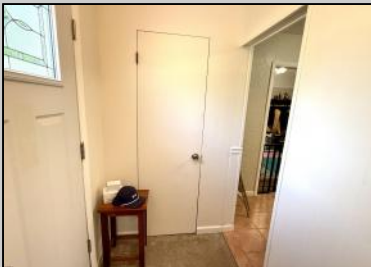


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



5 Carson  
Egg Harbor Township, NJ 08234

Asking \$315,000.00



## COMMENTS

OPEN HOUSE THIS SATURDAY 8/23 FROM 10AM TO 12PM!!! PRICE IMPROVEMENT!!! Welcome to this 3 bedroom, 1.5 bathroom rancher on Carson Avenue in one of Egg Harbor Township's desirable neighborhoods. Whether you're searching for a year-round residence or the perfect vacation getaway, this home offers comfort, space, and convenience in a prime location. Start your day on the spacious front porch—perfect for sipping coffee or enjoying quiet mornings. Inside, the sunny living room welcomes you with a charming bay window and a generously sized walk-in closet, ideal for extra storage. The kitchen features a clean tiled floor and connects conveniently to the laundry room, making everyday living easy and efficient. At the heart of the home is the expansive great room with cathedral ceilings, a convenient half bath, and sliding glass doors that lead to the oversized, fenced-in backyard, complete with a patio, perfect for entertaining or relaxing in privacy. Just minutes to Somers Point, Ocean City, shopping, dining, and beaches — this home is a fantastic opportunity for any lifestyle. Don't miss this one!

## PROPERTY DETAILS

|                 |               |                         |                    |
|-----------------|---------------|-------------------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms              | AppliancesIncluded |
| Fenced Yard     | None          | Den/TV Room             | Dryer              |
| Patio           |               | Eat In Kitchen          | Refrigerator       |
| Porch           |               | Laundry/Utility Room    | Washer             |
| Shed            |               | Pantry                  |                    |
|                 |               | Recreation/Family       |                    |
|                 |               | Storage Attic           |                    |
|                 |               | Primary BR on 1st floor |                    |
|                 |               | Heating                 |                    |
|                 |               | Gas Natural             |                    |
|                 |               | Cooling                 |                    |
|                 |               | Ceiling Fan(s)          |                    |
|                 |               | Internet                |                    |



Ask for Sheilah Baran  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call 609-391-1330  
Email to: sdb@bergerrealty.com



Sewer  
Public Sewer