

# Berger Realty

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Berger Realty, Inc.  
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**22 Academy**  
**Egg Harbor Township, NJ 08234**

**Asking \$299,000.00**



## COMMENTS

Fall in love with this 4-bedroom, 1-bath rancher nestled in a quiet, family-friendly neighborhood. Set on a half an acre lot, this home is perfect for anyone who enjoys outdoor living. The long driveway provides ample parking for 3+ cars. There is plenty of room for family and friends to gather in this 1,338 sqft home. This home offers a bright kitchen and living area along with 4 spacious bedrooms. The large primary bedroom along with 3 bedrooms allows space for everyone and a home office or craft room. The large backyard offers endless possibilities, whether you want to garden, entertain, or simply relax in your private retreat. Spend your days around the cozy backyard fire pit. There is plenty of room to store your tools or toys with three storage sheds. Being sold as-is, this home is full of potential and ready for its next owner to enjoy the peace and charm of this welcoming community.

## PROPERTY DETAILS

|          |                 |               |                         |
|----------|-----------------|---------------|-------------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms              |
| Brick    | Deck            | None          | Eat In Kitchen          |
| Vinyl    | Fenced Yard     |               | Laundry/Utility Room    |
|          | Porch           |               | Storage Attic           |
|          | Shed            |               | Primary BR on 1st floor |

|                  |                    |              |             |
|------------------|--------------------|--------------|-------------|
| InteriorFeatures | AppliancesIncluded | AlsoIncluded | Basement    |
| Carbon Monoxide  | Dishwasher         | Blinds       | Crawl Space |
|                  | Gas Stove          |              |             |
|                  | Refrigerator       |              |             |
|                  | Washer             |              |             |



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