

# Berger Realty

Since 1928



Berger Realty, Inc.  
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22 Academy Rd  
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 by the above-ground pool or gather 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    |
|          | Pool-Above Ground |               | Storage Attic           |
|          | Porch             |               | Primary BR on 1st floor |
|          | Shed              |               |                         |

## InteriorFeatures



Public Sewer

AppliancesIncluded  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer  
AlsoIncluded  
Blinds  
Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
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Cooling  
Central  
HotWater  
Gas

Basement  
Crawl Space

