

# Berger Realty

Since 1928



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1161 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$445,000.00



## COMMENTS

Welcome Home to 1161 Ocean Heights Ave. in EHT. This adorable ranch home sits on a lovely wooded 1.6 acre lot. As you enter you will be inspired by the detail in which the owners have renovated their home beginning with the Oak Beam in the main living area. Brand new luxury plank flooring installed throughout the home in a nice warm tone. The eat-in kitchen features new appliances and a walk-in pantry. The main bedroom is a good size and has a private en-suite bath with brand new tile flooring. At the other end of the home are three additional nice-sized bedrooms. The main hall bath has been completely and tastefully redone. The laundry area is also home to a new washer and dryer and a tankless water heater. The owners have added a new deck and patio to their completely fenced-in backyard, along with two sheds included in the home sale. Don't miss the opportunity to own this charming home! Schedule your showing today. Open House scheduled for Saturday August 9th 12:00-2:00

## PROPERTY DETAILS

|                   |                                                         |                       |                                                                                                          |
|-------------------|---------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl | OutsideFeatures<br>Deck<br>Fenced Yard<br>Patio<br>Shed | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor |
|-------------------|---------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------|



Gas-Natural

AppliancesIncluded AlsoIncluded  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self-Dumping Dishwasher  
Washer

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Tankless-gas

Basement  
Crawl Space



Well

Sewer  
Septic