

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1161 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$410,000.00



## COMMENTS

Welcome to this well-kept 3 bedroom ranch set on a rare 1.6 acre lot offering space, privacy and potential. A versatile bonus room adds extra value...perfect for a guest nook, office, nursery, hobby room or quiet retreat. Inside, you'll find a bright, functional layout with a comfortable living area, practical kitchen and three bedrooms including a primary suite with its own full bath. Outside, enjoy a fenced-in area plus additional land that stretches back to the woods for added privacy...ideal for gardens, a firepit, a workshop or simply room to spread out. Conveniently located between shore towns and mainland comforts, this home offers flexibility and a peaceful setting.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Dining Area
	Fenced Yard		Eat In Kitchen
	Patio		Laundry/Utility Room
	Shed		Pantry
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Crawl Space
	Dryer		
	Gas Stove		
	Midsize Refrigerator		
	Self Cleaning Oven		
	Washer		
	Cooling		
	Ceiling Fan(s)	Tankless-gas	
	Central		



Septic

Ask for Ildar Baygeldin

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