

# Berger Realty

Since 1928

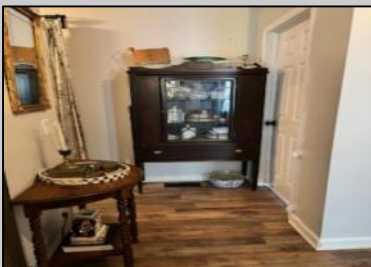


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1161 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$399,900.00



## COMMENTS

OPEN HOUSE SUNDAY SEPT 28 11:00-1:00. 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 charm of this 4 bedroom 2 full bath home. The Oak Beam in the living room adds a warm feeling to the room. Brand new luxury plank flooring has been installed throughout the home. The eat-in kitchen features new appliances and a walk-in pantry. The main bedroom is a nice sized room, large closet and full 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 room 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 and be in by the Holidays!

## 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 |
|                   | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Asker for John Tonkinson<br>Berger Realty Inc<br>1330 Bay Avenue, Ocean City<br>Call: 609-391-1330<br>Email: info@bergerrealty.com | Basement<br>Crawl Space                                                                                  |
|                   | Cooling<br>Ceiling Fan(s)<br>Central                                                          | HotWater<br>Tankless-gas                                                                                                                           | Well                                                                                                     |



Sewer  
Septic