

# Berger Realty

Since 1928



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

**Asking \$425,000.00**



SJSRMLS

## 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 ensuite 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.

## 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>Self-Heating Gas<br>Washer | AlsoIncluded<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: info@bergerrealty.com | Basement<br>Crawl Space                                                                                  |
|                   | Cooling<br>Ceiling Fan(s)<br>Central                                                                              | HotWater<br>Tankless-gas                                                                                                  | Well                                                                                                     |



Gas-Natural

Sewer  
Septic

