

# Berger Realty

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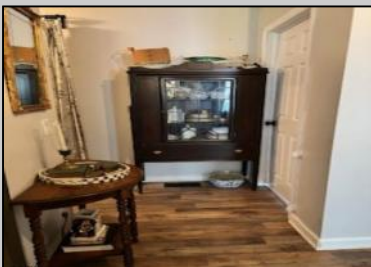
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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1161 Ocean Heights  
Egg Harbor Township, NJ 08234

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 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. Open House scheduled for Saturday August 9th 12:00-2:00

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Patio Shed	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Pantry Primary BR on 1st floor
	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded Berber Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email: info@bergerrealty.com	Basement Crawl Space
	Cooling Ceiling Fan(s) Central	HotWater Tankless-gas	Well



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Sewer  
Septic