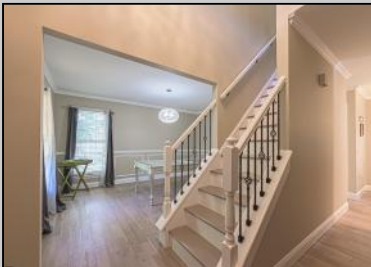


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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205 Gravel Bend  
Egg Harbor Township, NJ 08234

Asking \$465,000.00



## COMMENTS

Welcome to The Shires! This beautiful 2-story, 3-bedroom, 2.5-bath home offers a warm and inviting layout, complemented by a backyard the size of a football field. The updated kitchen features granite countertops, a matching backsplash, 42-inch cabinets, and a top-of-the-line appliance package. A formal living room (or office) and a large formal dining room provide versatile living space, while the spacious family room boasts a gas fireplace, HVAC installed in 2021, vaulted ceilings, and French doors leading to the deck and expansive yard. Step outside to your private oasis—an in-ground pool with a newer liner, 10-foot depth, and lights for evening swims. The fenced yard offers plenty of room for entertaining, and the property extends beyond the fence for additional space, perfect for pets or play.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features	Parking Garage	Other Rooms
	Curbs	Attached Garage	Dining Room
	Deck	Auto Door Opener	Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Paved Road		Recreation/Family
	Pool-In Ground		Storage Attic
	Shed		
	Sidewalks		
	Sprinkler System		
	Whirlpool/Spa		



Ask for Denise Kelley  
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Hot Water Tankless-gas  
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Heating

