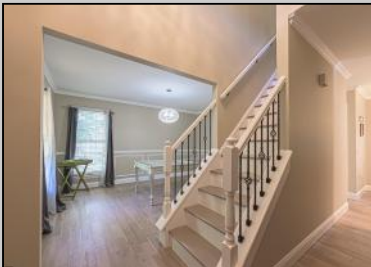


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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    |                  |                      |

Appliances Included  
Dishwasher  
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Ask for Theresa Maina  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to: tam@bergerrealty.com

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