

**5046 #A Fernwood**  
**Egg Harbor Township, NJ 08234**

**Asking \$535,000.00**



**COMMENTS**

Tucked away on a quiet dead-end street in one of Egg Harbor Township's most desirable neighborhoods, this 3 bedroom, 2.5 bathroom home has been meticulously maintained by its original owner. An electrician by trade, the seller has kept the property in pristine condition and equipped it with Alexa-enabled wiring throughout for modern convenience. The first floor offers a spacious front office, a beautifully updated kitchen with upgraded stainless steel appliances and new flooring, a comfortable living room, an eat-in area, and a formal dining room. Upstairs, you'll find three generous bedrooms, including a private primary suite with its own bathroom on one side of the home, with the remaining bedrooms thoughtfully positioned on the other for added privacy. Designed with entertaining in mind, this home is truly an entertainer's dream. The fully finished basement boasts a built-in bar and plenty of space for game nights, movie marathons, or football Sundays. The garage takes it to the next level...heated and cooled with a mini split, finished with a floored attic for storage, and ready to host your next gathering. Every detail has been thoughtfully updated for peace of mind, including a new roof, HVAC system, and sliding glass door, all just one year old. Outside, the vibrant and well maintained landscaping is enhanced by a full sprinkler system in the front and back, a shed with electric, and a backyard oasis featuring a relaxing hot tub to use year around. With its blend of quality craftsmanship, modern upgrades, and incredible entertaining spaces, 5046 #A Fernwood Ave is designed for the way you've always dreamed of living. Please note: the property's mailing address is 5046 #A Fernwood Ave. The "#A" designation exists because the house directly to the left (when facing from the street) is also numbered 5046—this is consistent for all homes on this street.

**PROPERTY DETAILS**

|                       |                    |                    |                      |
|-----------------------|--------------------|--------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage      | OtherRooms           |
| Vinyl                 | Deck               | Attached Garage    | Den/TV Room          |
|                       | Fenced Yard        | Auto Door Opener   | Dining Room          |
|                       | Patio              | Heated Garage      | Eat In Kitchen       |
|                       | Porch              | Two Car            | Laundry/Utility Room |
|                       | Shed               |                    | Pantry               |
|                       | Sprinkler System   |                    | Recreation/Family    |
|                       | Whirlpool/Spa      |                    |                      |
| InteriorFeatures      | AppliancesIncluded | Basement           | Heating              |
| Bar                   | Dishwasher         | 6 Ft. or More Head | Forced Air           |
| Carbon Monoxide       | Dryer              | Room               | Gas-Natural          |
| Detector              | Gas Stove          | Finished           |                      |
| Kitchen Center Island | Microwave          | Full               |                      |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Smoke/Fire Alarm  
Storage  
Walk In Closet

Refrigerator  
Self Cleaning Oven  
Washer

Inside Entrance

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)

