

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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217 Fisler  
Egg Harbor Township, NJ 08234

Asking \$309,900.00



## COMMENTS

COMING SOON 8/21/25! This 3-bedroom, 1-bath ranch home is ready for a new homeowner! The house has been well kept, maintained, and upgraded over the 42 years the owner has been living there. The front porch is a great place to drink your morning coffee and read, or enjoy your morning on the back deck. Either way, you have options. The large family room is an addition that was added several years ago. It gives you more living space to relax and feel comfortable while enjoying your favorite TV show/ movie or entertaining family or guests. The kitchen was updated and has newer appliances. The basement has high ceilings and extends the entire length of the home. If you decide to finish the basement, it would add more living space and be a great place to hang out. Best of all, the taxes are super low, which makes your mortgage payment much lower than the average home in EHT. If you or anyone you know would like to buy this home, CALL NOW to schedule your private showing!

## PROPERTY DETAILS

|                                                                                     |                                                                                       |                                                                                                                                                |                                                                                                      |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Deck<br>Fenced Yard<br>Porch<br>Shed                               | ParkingGarage<br>None                                                                                                                          | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Recreation/Family |
| InteriorFeatures                                                                    | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Refrigerator<br>Washer | Basement<br>6 Ft. or More Head Room<br>Full<br>Inside Entrance<br>Masonry Floor/Wall<br>Plumbing                                               | Heating<br>Oil<br>Underground Tank                                                                   |
|  |                                                                                       | <p>Ask for Michael Walitsch<br/>Berger Realty Inc<br/>1330 Bay Avenue Ocean City<br/>Call: 609-391-1330<br/>Email to: mow@bergerrealty.com</p> |                                                                                                      |
| HotWater<br>Electric                                                                | Water<br>Public                                                                       |                                                           |                                                                                                      |