

# Berger Realty

Since 1928



Berger Realty, Inc.  
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200 Sycamore  
Egg Harbor Township, NJ 08234

Asking \$459,900.00



## COMMENTS

Welcome to this unique property offering versatility, income opportunity, and coastal convenience! Situated on nearly a half-acre lot, this duplex features two spacious units—one with 3 bedrooms and 1.5 baths, the other with 2 bedrooms and 1.5 baths. Both sides include walk-out basements, providing extra space and flexibility. Step outside to enjoy the in-ground pool, two storage sheds, and an irrigation system on well water, keeping the grounds lush with ease. Additional peace of mind comes with a fire wall built between units for enhanced safety. Perfectly located close to the Jersey Shore points, beaches, and casinos, this property is ideal for those seeking a year-round residence, a summer getaway, or a smart investment. Live in one unit and rent out the other to offset expenses—endless possibilities await! Unit 1 pictures are from before the current tenant moved in. Property is sold in as is condition.

## PROPERTY DETAILS

|                  |               |                  |                  |
|------------------|---------------|------------------|------------------|
| OutsideFeatures  | ParkingGarage | Basement         | Heating          |
| Fenced Yard      | None          | 6 Ft. or More    | Head Gas-Natural |
| In Ground Pool   |               | Room             |                  |
| Porch            |               | Full             |                  |
| Shed             |               | Inside Entrance  |                  |
| Sidewalks        |               | Outside Entrance |                  |
| Sprinkler System |               |                  |                  |



HotWater  
GasAsk for Steven Spangler  
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