

# Berger Realty

Since 1928



Ocean 17  
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**200 Sycamore**  
**Egg Harbor Township, NJ 08234**

**Asking \$459,900.00**



## COMMENTS

Offer accepted: AR 9/12/2025-9/16/2025 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			



Ask for Troy Eggie  
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