

# Berger Realty

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Berger Realty, Inc.  
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1082 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$349,000.00



## COMMENTS

This lovely rancher is warm and inviting. The large family room is perfect for entertaining or just hanging out and watching TV. The eat in kitchen is bright and cheerful and is central to all of the living areas of the home. The rear yard is fenced and overlooks a wooded lot in the back and is perfect for relaxing around the firepit. The home has a newer roof and solar panels which provide most of the electricity for the home. The HVAC system is newer, and the forced air natural gas heater provides the heat for the home. This home needs nothing and is ready for a new owner. Make an appointment to see it today.

## PROPERTY DETAILS

|                                                      |                                |                                      |                                    |
|------------------------------------------------------|--------------------------------|--------------------------------------|------------------------------------|
| Exterior<br>Vinyl                                    | OutsideFeatures<br>Fenced Yard | ParkingGarage<br>One Car             | OtherRooms<br>Laundry/Utility Room |
| AppliancesIncluded<br>Electric Stove<br>Refrigerator | Basement<br>Crawl Space        | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central                 |
| HotWater<br>Electric                                 | Water<br>Well                  | Sewer<br>Septic                      |                                    |



Ask for Leon Grisbaum  
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