

# Berger Realty

Since 1928



Berger Realty, Inc.  
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201 Genoa  
Egg Harbor Township, NJ 08232

Asking \$225,000.00



## COMMENTS

Opportunity awaits overlooking Lakes Bay, where the sunsets steal the show. Welcome to your chance to create something truly special. This home carries history, charm, and those breathtaking sunsets that make you stop and soak it all in. Picture evenings on the porch, watching the sky reflect over the water, and weekends spent just minutes from the Jersey Shore. Inside, you'll find a spacious layout, hardwood floors, and plenty of natural light—features ready for a fresh start. Recent updates include a new water main from the street to the house and a newly replaced main roof section. Some of the smaller roof/deck areas may benefit from attention in the future, giving buyers the chance to continue building on the improvements already in place. And let's talk about location: not only do you have sweeping bay views, but you're also right around the corner from Randall's Seafood Market, a family-owned local favorite serving the community since 1959, and Essl's Dugout, known for its old-school, homemade breakfasts and lunches. It's a neighborhood that feels like home the moment you arrive. Whether you're envisioning a forever home, a weekend retreat, a smart investment property, or simply a welcoming place for family and friends, this home invites you to roll up your sleeves and make it your own. With its incredible views and unbeatable location, it's not just a house... it's a story waiting for its next chapter. The sale is contingent on the seller finding suitable housing.

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Paved Road		None	Dining Room
Pool	Ask for Matthew Bader		Eat In Kitchen
	Berger Realty Inc		Laundry/Utility Room
	3160 Asbury Avenue, Ocean City		
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Water  
Public

Sewer  
Public Sewer