

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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9 Kendall  
Egg Harbor Township, NJ 08234

Asking \$399,000.00



## COMMENTS

Multiple offers are in - Highest and Best are due by Friday evening 9/5! MOVE RIGHT IN to this totally renovated ranch home on a quiet cul de sac. Everything's been replaced from the Engineered High density Wolf PVC siding with 25 yr color fade warranty, to the dimensional roof, 800 series Anderson windows and brand new two level trex deck overlooking the massive wooded back yard. Bask in your privacy. The open interior layout includes wood look vinyl plank flooring throughout. The kitchen has been completely renovated with custom cabinetry and quartz counters with seating. You'll love the custom coffee/pantry bar. Step down into a bonus room at the back on the house with wood ceilings. Off the dining room slider is a recently completed two level trex deck for your enjoyment. The bedrooms have a split plan with the main bedroom and bath on one side of the house and the other 2 bedrooms and bath on the other. The hall bathroom was completely renovated and the master bath is in the process of being renovated and will be completed before closing. There's a two car garage with built in cabinets, desk and workshop and a pull down attic for additional storage. Wonderful location, just off English Creek Road and within walking distance of multiple walking trails and the nature reserve.

## PROPERTY DETAILS

|             |                             |                 |                |
|-------------|-----------------------------|-----------------|----------------|
| Exterior    | OutsideFeatures             | ParkingGarage   | OtherRooms     |
| See Remarks | Deck                        | Attached Garage | Breakfast Nook |
|             | Outside Shower              | Two Car         | Dining Area    |
|             | Paved Road                  |                 | Great Room     |
|             | Shed                        |                 |                |
|             | SideWalls                   |                 |                |
|             | Asker for Ken Sedberry      |                 |                |
|             | Berger Realty Inc           |                 |                |
|             | 3160 Asbury Avenue          | Basement        |                |
|             | Ocean City                  | Crawl Space     |                |
|             | Call: 609-399-0076          |                 |                |
|             | Email: kas@bergerrealty.com |                 |                |
|             | AppliancesIncluded          |                 |                |
|             | Dishwasher                  |                 |                |
|             | Dryer                       |                 |                |
|             | Refrigerator                |                 |                |
|             | Washer                      |                 |                |
|             | HotWater                    | Water           |                |
|             | Electric                    | Well            |                |
|             | Central                     |                 | Sewer Septic   |

