

# Berger Realty

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46 Church Rd  
Marmora, NJ 08223

Asking \$450,000.00



## COMMENTS

Welcome to 46 Church Road in Marmora, NJ just 15 minutes from Ocean City beaches and located within the Upper Township School District. This well-maintained home offers practical living with a thoughtful layout. The eat-in kitchen features updated flooring, and each floor includes two large bedrooms and a full bathroom with a tub and shower. A spacious first floor laundry room adds convenience for daily living. Recent updates include a new HVAC system (2022) and a new well pump (April 2025). The septic system has been tested and is being updated to meet county requirements. The water test has also been completed and has passed. Additional highlights include easy access attic over the garage for storage, a fenced-in backyard, and a deck just off the patio door for enjoying outdoor space. With modern upgrades, ample storage, and a location near schools, shopping, dining, and the shore, this property is well-suited as a year-round residence or seasonal getaway.

## PROPERTY DETAILS

|                 |               |                |                    |
|-----------------|---------------|----------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | AppliancesIncluded |
| Deck            | One Car       | Eat In Kitchen | Dishwasher         |
| Fenced Yard     |               |                | Dryer              |
| Shed            |               |                | Electric Stove     |
|                 |               |                | Microwave          |
|                 |               |                | Refrigerator       |
|                 |               |                | Washer             |



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