

# Berger Realty

Since 1928



Berger Realty, Inc.  
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13 Charles Ave  
Egg Harbor City, NJ 08215

Asking \$419,900.00



## COMMENTS

Welcome to 13 Charles Ave, a beautifully maintained home located in the charming and peaceful riverside community of Lower Bank. This property offers a rare combination of water views, natural beauty, and thoughtful updates—all just minutes from modern conveniences. Set on a large lot, 1.83 acres with mature landscaping. This home provides ample outdoor space for relaxation and recreation. Just minutes away, you'll find a boat ramp and the local clam house, making it easy to enjoy the natural surroundings. For added convenience, downtown Egg Harbor City is only 10 minutes away, and the Egg Harbor City Lake is just a short 7-minute drive. Inside, the home features a freshly painted interior with new flooring and carpet throughout, as well as a new hot water heater. A cozy wood or charcoal fireplace adds warmth and charm, while the stunning pine sunroom with exposed wooden beams offers beautiful views of the spacious backyard. The home is filled with natural light, thanks to sun-drenched rooms and thoughtful design elements. Additional highlights include a wooden deck, large unfinished basement, exposed wood beams throughout, and meticulous upkeep by the original owner. This is a rare opportunity to own a well-loved, move-in-ready home in a sought-after, nature-rich location. Whether you're seeking a year-round residence, vacation getaway, or investment property, 13 Charles is a must-see. Enjoy peace and privacy with scenic river views, yet stay connected to nearby shopping, dining, and recreation.

## PROPERTY DETAILS

| Exterior              | Outside Features               | Parking/Garage  | Other Rooms     |
|-----------------------|--------------------------------|-----------------|-----------------|
| Deck                  | Shed                           | Attached Garage | Dining Area     |
| Asker for Susan Goetz | Berger Realty Inc              |                 | Eat In Kitchen  |
|                       | 3160 Asbury Avenue, Ocean City |                 | Florida Room    |
|                       | Call: 609-399-0076             |                 | Open Floor Plan |
|                       | Email: info@bergerrealty.com   |                 | Basement        |
|                       | Dishwasher                     | Unfinished      |                 |
|                       | Refrigerator                   |                 |                 |
|                       | Hot Water                      | Water           | Sewer           |
|                       | Electric                       | Well            | Septic          |
| Wall Units            |                                |                 |                 |
| Window Units          |                                |                 |                 |

