

# Berger Realty

Since 1928



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**199 Lakeshore  
Hammonton, NJ 08037**

**Asking \$749,900.00**



## COMMENTS

Welcome to lakefront living at 199 Lakeshore Drive, Hammonton! Wake up to breathtaking spectacular sunrise views and end your days with mesmerizing sunsets at this beautiful paradise on the lake in desired Hammonton. Step out back into the three-season room and porch where you're immediately welcomed by panoramic waterfront views. To the left is the canal, which is perfect for kayaking, paddle boarding or fishing. Take a walk through the scenic wooded trails of this 1.38-acre lot and you will be mesmerized by the beauty of over 500' of freshwater lake frontage. The front of the home is a one-of-a-kind large brick faced rancher with a decorative paver driveway. Walk into the home and you are met with an open floor concept living area which is designed for both relaxation and entertaining. This 2,500 sq. ft rancher boasts of 3 bedrooms, a Florida room / possible 4th bedroom, 2.5 baths, custom designed honey wood flooring anchored by a brick wood burning fireplace, dining room and both front and back porches. The garage can house up to 4 cars and has a handyman's workshop. The full-sized enormous basement has both inside and outside access. There are all updated, energy efficient mechanicals, dual zone central AC, separate irrigation well, and public water and sewer. This property will not last. Don't miss your chance to own a piece of waterfront paradise!

## PROPERTY DETAILS

|                                                                                                                                                                                 |                                                                                           |                                                         |                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Exterior<br>Brick                                                                                                                                                               | Outside Features<br>Curbs<br>Deck<br>Paved Road<br>Possible Sidewalks<br>Sprinkler System | Parking Garage<br>Three or More Cars<br>Attached Garage | Other Rooms<br>Dining Room<br>Florida Room<br>Laundry/Utility Room<br>Pantry<br>Storage Attic |
| <p><b>Ask for Cynthia Henes</b><br/> <b>Berger Realty Inc</b><br/> <b>109 E 55th St., Ocean City</b><br/> <b>Call: 609-399-4211</b><br/> <b>Email: cah@bergerrealty.com</b></p> |                                                                                           |                                                         |                                                                                               |
| Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer                                                                                               | Basement<br>Full<br>Inside Entrance<br>Outside Entrance<br>Unfinished                     |                                                         |                                                                                               |

Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer