

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**3 Plumleaf**  
**Egg Harbor Township, NJ 08234**

**Asking \$304,900.00**



## COMMENTS

Investor only This well-maintained ranch-style home features single-level living with an open layout. The property offers comfortable spaces and practical design. This three-bedroom home presents outstanding investment opportunities for those seeking to build equity through strategic improvements or as a continued rental. The property's solid foundation and functional design provide a canvas for value-adding enhancements that can significantly increase market appeal. Located near English Creek Shopping Center and close to Storybook Land, this residence offers convenient access to retail and family entertainment. Tony Canale Park provides nearby recreational opportunities, while Harbor Square Theatre is just minutes away for cultural activities. The location delivers exceptional outdoor recreation access, with Atlantic City beaches, boardwalk and casinos not far from your doorstep. This prime positioning combines the tranquility of residential living with easy access to coastal attractions and entertainment venues. The property offers tremendous potential for customization and modernization, allowing new owners to tailor the space to current market demands while building long-term wealth. Schedule your private showing today to experience the comfortable single-level living and well-designed layout that makes this ranch home a perfect place to call home.

## PROPERTY DETAILS

|                 |               |             |                    |
|-----------------|---------------|-------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms  | AppliancesIncluded |
| Deck            | None          | Dining Room | Gas Stove          |
| Fenced Yard     |               |             | Refrigerator       |



Ask for James Monteleone  
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