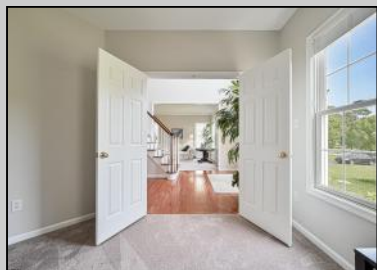


Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



85 Marshall
Egg Harbor Township, NJ 08234

Asking \$725,000.00



COMMENTS

Welcome to Ballenger Woods, one of Egg Harbor Township's most desirable neighborhoods! This meticulously maintained 4-bedroom, 2.5-bath home offers comfort, space, and modern upgrades perfect for today's lifestyle. (With a 5th bedroom option) From the moment you arrive, the curb appeal shines with a 6+ car driveway and a 2-car garage. Inside, you'll find real hardwood flooring, a bright formal living and family room, and a dedicated home office ideal for remote work. The kitchen is a true highlight, featuring tile floors, granite countertops, stainless steel appliances, and an eat-in dining area that flows seamlessly into the family room with a working gas fireplace—perfect for gatherings. Upstairs, the spacious primary suite offers a spa-like retreat with a personal jacuzzi tub, while three additional bedrooms provide plenty of space for family or guests. A full unfinished basement adds endless possibilities for storage, a gym, or future expansion. Step outside to enjoy the large open backyard and composite back deck, perfect for entertaining or relaxing in the sunshine. This home has been lovingly cared for and is ready for its next chapter. Don't miss the chance to live in a sought-after community close to schools, shopping, and the Shore!

PROPERTY DETAILS

Exterior Stucco Vinyl	Outside Features Curbs Deck Sidewalks	Parking/Garage Attached Garage Auto Door Opener Two Car	Other Rooms Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room
Cooling Central	Hot Water Gas	Water Public	Sewer Septic



Ask for Barbara Fasy
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email: bf@bergerrealty.com
Appliances Included
Dishwasher
Dryer
Gas Stove
Microwave
Refrigerator
Trash Compactor
Washer

Basement
Full
Unfinished

Heating

