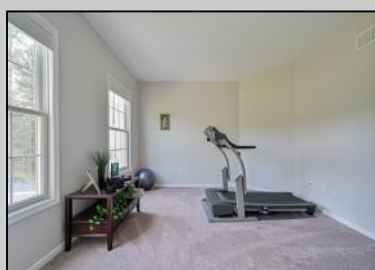


Berger Realty

Since 1928

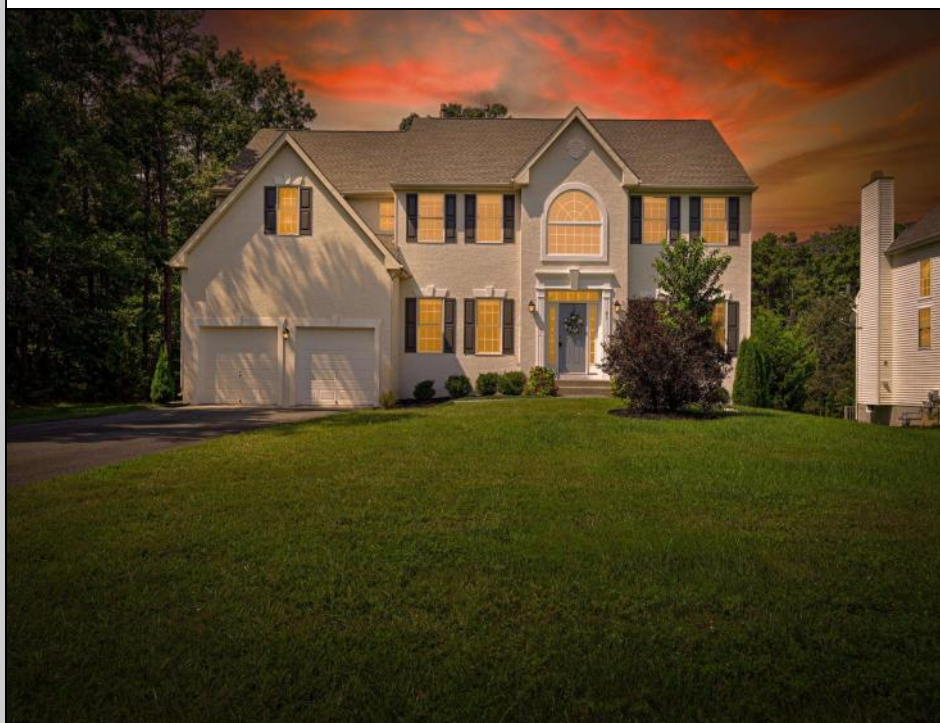


Berger Realty, Inc
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Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



85 Marshall
Egg Harbor Township, NJ 08232

Asking \$765,000.00



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	Outside Features	Parking/Garage	Other Rooms
Stucco	Curbs	Two Car	Den/TV Room
Vinyl	Deck	Attached Garage	Dining Room
	Sidewalks	Auto Door Opener	Eat In Kitchen
			Laundry/Utility Room
 Ask for Dave Zelinski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email: djz@bergerrealty.com			
Cooling	Hot Water	Water	Sewer
Central	Gas	Public	Septic

