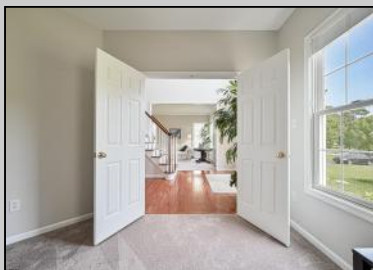


Berger Realty

Since 1928



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3160 Asbury Avenue
Ocean City, NJ 08226
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info@bergerrealty.com



85 Marshall
Egg Harbor Township, NJ 08234

Asking \$740,000.00



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! Seller offering a \$5,000 concession to any buyer with an accepted offer!

PROPERTY DETAILS

Exterior	Outside Features	Parking Garage	Other Rooms
Stucco	Curbs	Attached Garage	Den/TV Room
Vinyl	Deck	Auto Door Opener	Dining Room
	Sidewalks	Two Car	Eat In Kitchen
			Laundry/Utility Room
Ask for John Sweeney Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: jjs@bergerrealty.com			
Appliances Included Dishwasher Dryer Microwave Refrigerator Trash Compactor Washer		Basement Full Unfinished	



Cooling
Central

Hot Water
Gas

Water
Public

Sewer
Septic