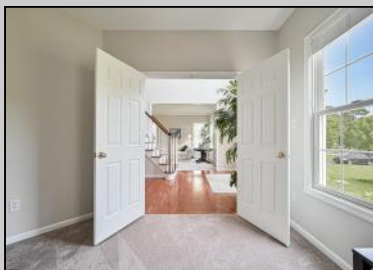


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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                                                                            | 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 Matthew Bader          |                             |                      |
|                                                                                     | Berger Realty Inc.             |                             |                      |
|                                                                                     | 3160 Asbury Avenue, Ocean City |                             |                      |
|                                                                                     | Call: 609-399-0076             |                             |                      |
|                                                                                     | Email: mhb@bergerrealty.com    |                             |                      |
|                                                                                     |                                | http://www.BADERCOLLINS.com |                      |
| Appliances Included                                                                 |                                | Basement                    | Heating              |
| Dishwasher                                                                          |                                | Full                        | Central Air          |
| Dryer                                                                               |                                | Unfinished                  |                      |
| Gas Stove                                                                           |                                |                             |                      |
| Microwave                                                                           |                                |                             |                      |
| Refrigerator                                                                        |                                |                             |                      |
| Trash Compactor                                                                     |                                |                             |                      |
| Washer                                                                              |                                |                             |                      |
| Cooling                                                                             | Hot Water                      | Water                       | Sewer                |
| Central                                                                             | Gas                            | Public                      | Septic               |

