



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
Stucco
Vinyl



Cooling
Central

Inside Features
Curbs
Deck
Sidewalks

Ask for Tom Melchionni
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Hot Water
Gas

Parking
Two Car
Attached Garage
Auto Door Opener

Basement
Full
Unfinished

Water
Public

Other Rooms
Den/TV Room
Dining Room
Eat In Kitchen
Laundry/Utility Room

Heating
Heat Pump



Sewer
Septic

