

# Berger Realty

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Berger Realty, Inc.  
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124 Amherst Dr  
Egg Harbor Township, NJ 08234

Asking \$58,000.00



## COMMENTS

55 Plus community. This home is currently in the process of some updates. New Flooring, Painting, and other minor details to be enhanced. More pics to follow. 1 bedroom 1 full bath. In the past, this was a 2 bedroom unit. I would presume a wall can be put back up, easily, if need be. Super spacious. Nice yard. Shed. Enclosed patio is a bonus. Oversized carport! Also a bonus! To be sold in "as is" condition. Seller is not capable of making additional repairs. The home, however, has a hvac that's less than 5 yrs. A recently updated rubber roof. New front steps. All appliances are included. Don't miss out on this fantastic abode.

## PROPERTY DETAILS

|          |               |             |         |
|----------|---------------|-------------|---------|
| Exterior | ParkingGarage | Heating     | Cooling |
| Aluminum | None          | Forced Air  | Central |
| Steel    |               | Gas-Natural |         |
| Water    | Sewer         |             |         |
| Private  | Private       |             |         |
| Well     | Septic        |             |         |



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