

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



23 Ivystone  
Egg Harbor Township, NJ 08234

Asking \$459,000.00



## COMMENTS

Beautifully maintained 4-bedroom home featuring 2 full and 2 half bathrooms, plus a spacious two-car garage. Step inside to 9' ceilings and gleaming hardwood floors that create a warm and welcoming first impression. The eat-in kitchen offers tile flooring, 42" cabinets, and stainless steel appliances, perfect for everyday meals or entertaining. The inviting living room centers around a cozy gas fireplace, ideal for relaxing on cool evenings. Upstairs, you'll find four generously sized bedrooms, including a primary suite with a walk-in closet. The finished, well-lit basement includes a half bath and provides great additional living or recreation space. Outside, the large fenced backyard offers plenty of room for entertaining, play, or gardening. Set on a quiet, low-traffic street, this home is in immaculate condition and conveniently located close to shopping and amenities.

## PROPERTY DETAILS

|          |                  |                  |                      |
|----------|------------------|------------------|----------------------|
| Exterior | OutsideFeatures  | ParkingGarage    | OtherRooms           |
| Vinyl    | Curbs            | Auto Door Opener | Dining Room          |
|          | Fenced Yard      | Two Car          | Eat In Kitchen       |
|          | Porch            |                  | Laundry/Utility Room |
|          | Sidewalks        |                  | Storage Attic        |
|          | Sprinkler System |                  |                      |

## InteriorFeatures



Gas-Natural

## AppliancesIncluded

Dishwasher  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer

## AlsoIncluded

Blinds

## Basement

Finished  
Full  
Heated



Public

Cooling  
Central

HotWater  
Gas

Sewer  
Public Sewer

Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call 609-399-4211  
Emailing Lori@bergerrealty.com