



**15 Jodel**  
**Egg Harbor Township, NJ 08234**


**Asking \$485,000.00**



## COMMENTS

Open House Saturday, 10/18 from 12 PM to 2 PM... More Pictures Coming Soon... Sellers are relocating... Offering a \$5,000 Seller Closing Credit with Full Price Offer AND a one-year Whole Home Warranty valued at \$1,000! ... This meticulously maintained home features a newer roof and is located near Patcong Creek, offering serene water views that make you feel miles away from it all while being just 5-10 minutes from everything the South Jersey shore has to offer. Freshly painted throughout, this home boasts an owner's suite and three well-sized bedrooms and two and a half bathrooms, all completely refinished within the last two years. The main level showcases beautiful hardwood floors, while the second floor features stylish LVT flooring that is designed to last and maintain its charm. The kitchen is a chef's dream with stunning wood cabinets, stainless steel appliances, an attractive tiled backsplash and elegant granite countertops. Creative recessed lighting enhances the ambiance throughout the rooms. Enjoy a spacious backyard perfect for gatherings with loved ones, and take advantage of ample storage with pull-down attic stairs, a large one-car garage and storage shed. Plus, the roof is less than five years old!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Patio	One Car	Dining Room
Concrete	Porch		Eat In Kitchen
Shingle	Shed		Laundry/Utility Room
			Recreation/Family
	Appliances Included Disposal Dishwasher Gas Stove Microwave Refrigerator		
	Ask for Dale Collins Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: djc@bergerrealty.com http://www.BADERCOLLINS.com		
	HotWater	Water	Heating
	Electric	Public	Baseboard
			Public Sewer

