

# Berger Realty

Since 1928



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

info@bergerrealty.com



102 Seagull  
Egg Harbor Township, NJ 08234

Asking \$279,900.00



## COMMENTS

What a great starter or down-size opportunity in this 3 bedroom/1 full bathroom home situated on a clean, large property. Some of the great things to know: - Roof is less than 2 years old - Central Air Conditioning Condenser less than 1 year old - Natural Gas Heat and Instant Water Heater less than 4 years old - 200 amp Electric Service - Working above ground pool and deck in the very large backyard - Newer front deck into the large living room - Fenced yard Included in the Sale: Refrigerator, washer and dryer, dishwasher, microwave and electric range, above ground pool and fabulous yard

## PROPERTY DETAILS

|                    |                   |               |                      |
|--------------------|-------------------|---------------|----------------------|
| Exterior           | OutsideFeatures   | ParkingGarage | OtherRooms           |
| Asphalt            | Deck              | None          | Den/TV Room          |
| Vinyl              | Needs Work        |               | Laundry/Utility Room |
|                    | Pool-Above Ground |               |                      |
|                    | Porch             |               |                      |
| AppliancesIncluded | Basement          | Heating       | Cooling              |
| Dishwasher         | Crawl Space       | Forced Air    | Central              |
| Dryer              |                   | Gas-Natural   |                      |
| Microwave          |                   |               |                      |
| Refrigerator       |                   |               |                      |



Ask for F. Evans Campbell  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: fec@bergerrealty.com

