

# Berger Realty

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1301 3rd Terrace  
Egg Harbor City, NJ 08215

Asking \$250,000.00

# PHOTOS COMING SOON

SJSRMLS

## COMMENTS

SHOWINGS TO START 11/15. Welcome to 1301 3rd Terrace — a large 4-bedroom, 2-bathroom Cape Cod situated on a generous 0.35-acre lot in a peaceful setting. With over 1,900 square feet of living space, this home offers plenty of room to make it your own. The layout includes a spacious living area, eat-in kitchen, and ample bedrooms—perfect for those looking for space and potential. The property is being sold as-is and in need of repair, presenting a fantastic opportunity for investors, contractors, or buyers eager to renovate and build equity. The seller is installing a brand-new septic system, offering peace of mind for the next owner. Enjoy the quiet surroundings while still being close to local amenities, schools, and main routes. Don't miss the chance to transform this property into your dream home!

## PROPERTY DETAILS

|                    |                       |                        |               |
|--------------------|-----------------------|------------------------|---------------|
| Exterior<br>Stucco | ParkingGarage<br>None | Heating<br>See Remarks | Water<br>Well |
| Sewer<br>Septic    |                       |                        |               |



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