



**21 Sugarberry  
Egg Harbor Township, NJ 08234**

**Asking \$527,900.00**



**COMMENTS**

?? Opportunity Knocks: Investor Special in Egg Harbor Township! Address/Location: Egg Harbor Township, NJ Property Type: Residential Single Family Bedrooms: 4 Bathrooms: 3 Full, 1 Half Stories: 2 Lot Size: Nearly Half an Acre Calling all contractors, renovators, and savvy investors! Seize this exceptional "As Is" opportunity to transform a spacious 4-bedroom, 3.5-bath, two-story colonial into your dream home or a lucrative flip. Located on a desirable, private cul-de-sac street in Egg Harbor Township, this property offers an outstanding foundation and location for significant equity growth. The home boasts large, accommodating rooms throughout, perfect for a modern open-concept renovation. The main level features a large open kitchen flowing seamlessly into a Great Room complete with a cozy fireplace—an ideal layout ready for your designer finishes. Enjoy the tranquility and space of the nearly half-acre fenced-in lot, perfect for pets, play, or future landscaping plans. A bright, open enclosed porch with many windows overlooks the expansive fenced in backyard. Practical features include a full finished basement, adding substantial square footage that can be customized for entertainment, a home gym, or extra living space. The property also includes a 2-car garage and is serviced by essential utilities: gas heat, central air, city water, and sewer. This home is being sold strictly "AS IS," offering a clean slate for a buyer prepared to take on all necessary renovations and upgrades. Bring your vision, your tools, and your potential to unlock the true value of this prime Egg Harbor Township location! Maximize your investment with an unbeatable South Jersey shore location: Education: Minutes from highly-rated schools and Stockton University. Commute/Travel: Immediate access to the Atlantic City Expressway (to Philadelphia) and the Garden State Parkway. Fun & Recreation: Close to local recreation facilities, boating, and the excitement of Atlantic City. Beaches: Just a short drive to the beautiful Jersey Shore beaches!

**PROPERTY DETAILS**

|                  |                         |                 |                      |
|------------------|-------------------------|-----------------|----------------------|
| Exterior         | OutsideFeatures         | ParkingGarage   | OtherRooms           |
| Vinyl            | Curbs                   | Attached Garage | Dining Area          |
|                  | Deck                    | Two Car         | Dining Room          |
|                  | Fenced Yard             |                 | Eat In Kitchen       |
|                  | Paved Road              |                 | Great Room           |
|                  | Porch                   |                 | Laundry/Utility Room |
|                  |                         |                 | Pantry               |
| InteriorFeatures | Basement                | Heating         | Cooling              |
| Walk In Closet   | 6 Ft. or More Head Room | Forced Air      | Central              |
|                  | Finished                | Gas-Natural     |                      |

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