

# Berger Realty

Since 1928



Berger Realty, Inc.  
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223 Dogwood  
Egg Harbor Township, NJ 08234

Asking \$359,000.00



## COMMENTS

Calling all contractors and investors! (cash, hard money, or construction loan buyers) This home offers approx 2,100 sq ft of living space and sits proudly on highly desirable Dogwood Avenue on an IMPRESSIVE 1.17 ACRE LOT with a fully fenced rear yard - the perfect canvas for your next renovation project! The home features 4 bedrooms and 1.5 bathrooms, including a spacious first-floor primary bedroom, a large laundry room, and a 2 car garage. A cozy family room with a fireplace offers incredible potential once refreshed. A partial basement adds great storage options, and the property includes a 3 year new furnace for added value. This home does need TLC- including a new roof- but the footprint, location, and lot size make it an exceptional opportunity for anyone ready to restore its charm and equity. Owner-occupied - Showings by appointment only - AS-IS sale buyer responsible for all certs. Bring your vision and craftsmanship to bring this 1977 classic back to life! Showings start Monday 11/17

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fenced Yard	Attached Garage	Den/TV Room	Dishwasher
Needs Work	Two Car	Dining Room	Dryer
Shed		Eat In Kitchen	Electric Stove
		Laundry/Utility Room	Refrigerator
		Primary BR on 1st floor	Washer



Heating  
Forced Air  
Gas - Natural  
Cooling  
Central Air Conditioning  
Cooling Fan(s)  
Central  
Water  
Public  
Ask for Dawn Wadell  
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