

# 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 Fan(s)  
Ask for Tanya Pinkerton  
Berger Realty Inc  
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Call: 609-399-0076  
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Water  
Public

