

# Berger Realty

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**4649 Black Oak Cir  
Egg Harbor City, NJ 08215**

**Asking \$539,000.00**



## COMMENTS

Beautiful 5 bed, 2.5 bath home in Egg Harbor City — priced at \$539,000 to generate strong early activity. Inside features a well-kept layout, a primary suite with his & hers shower, a full guest bath with double vanity, ground-level half bath, and a converted garage office perfect for remote work. Outside is a true lifestyle space rarely found at this price: Full landscaping + irrigation. Custom fire pit + seating. Above-ground pool. Hardscaping + landscape lighting. Raised & ground garden beds. Chicken coop with run. 12x24 shed with electric. Large paver patio built for entertaining. Financed solar panels offset electric costs and have generated approx. \$3,000/yr in SRECs, offering real future value. A complete outdoor-living package — showings encouraged immediately. Seller may review strong offers as they come in.

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Aluminum	Fenced Yard	One Car	Dining Area
	Patio		Laundry/Utility Room
	Pool-Above Ground		Storage Attic
	Porch		
	Shed		
	Sidewalks		
	Sprinkler System		



Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
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Basement  
Call for Christopher C. Malinowski  
Slab  
1670 Boardwalk, Ocean City  
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