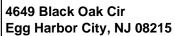




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

□ oc17@BergerRealty.com





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. 12×24 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 OutsideFeatures ParkingGarage
Aluminum Fenced Yard One Car
Patio

Pool-Above Ground Porch Shed Sidewalks Sprinkler System OtherRooms
Dining Area
Laundry/Utility Room
Storage Attic



AppliancesIncluded Basement
Dis Askistour ChristopheartMalinowski
Drie Gas Stoy Boardwalk, Ocean City
Microwave
Refright a609-391-0500
Wasneail to: cma@bergerrealty.com

HotWater Water Gas Well Heating Forced Air Gas-Natural

