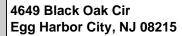




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500

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. 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 OutsideFeatures ParkingGarage Fenced Yard One Car Aluminum

> Patio Pool-Above Ground Porch Shed Sidewalks

OtherRooms Dining Area Laundry/Utility Room Storage Attic



AppliancesIncluded **Basement** Dis Asskaftour Grant Halfieldige DryBerger Realty IncSlab Gas Stove Microwale Boardwalk, Ocean City ReCalla 609-391-0500 Wasneail to: geh@bergerrealty.com

HotWater Water Gas Well

Heating Forced Air Gas-Natural

