



**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 Aluminum	Outside Features Fenced Yard Patio Pool-Above Ground Porch Shed Sidewalks Sprinkler System	Parking/Garage One Car	Other Rooms Dining Area Laundry/Utility Room Storage Attic
Appliances Included Dishwasher Dryer Gas Stove Microwave Refrigerator	Basement Asks for Steven Spangler Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: srs@bergerrealty.com	Heating Forced Air Gas-Natural	
Hot Water Gas	Water Well		

