

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



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	OutsideFeatures Fenced Yard Patio Pool-Above Ground Porch Shed Sidewalks Sprinkler System	ParkingGarage One Car	OtherRooms Dining Area Laundry/Utility Room Storage Attic
----------------------	--	--------------------------	--



AppliancesIncluded
Dishwasher
Dryer
Gas Stove
Microwave
Refrigerator
Basement
Asks for Thomas Hagan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: tph@bergerrealty.com

HotWater
Gas
Water
Well

Heating
Forced Air
Gas-Natural

