

# Berger Realty

Since 1928



Berger Realty, Inc.  
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124 Leo  
Egg Harbor Township, NJ 08234

Asking \$531,900.00



## COMMENTS

Build your dream home @ 124 Leo Ave with Schaeffer Homes in Egg Harbor Twp! This home is to be built through their Build On Your Lot Program. Starting at 2,223 square feet, the Ellis is a sizable home with two modern elevation options and includes 4 bedrooms, 2½ baths, and a 2-car garage—providing ample space for families of all sizes. The home starts as a 2-story design, with the option to add a 3rd floor if an extra bedroom and bath are desired. The great room is large enough to accommodate a full dining table while still offering plenty of room to spread out between the kitchen and family room. With its sleek design and thoughtful layout, the Ellis offers the perfect blend of style and functionality. Schaeffer Homes will build the home and assist the Buyer through the due diligence process. Land development costs can be more or less than estimated, and the Seller and Builder make no representation regarding feasibility or final cost; a due diligence period will be provided. It is unknown whether a basement foundation is possible until soil testing is completed, which will be the responsibility of the Buyer. Homesite & Pricing: Homesite: \$120,000 Ellis Model Home: \$271,900 Estimated Land Development Costs: \$140,000 (may be higher or lower)

## PROPERTY DETAILS

|          |                  |             |        |
|----------|------------------|-------------|--------|
| Exterior | ParkingGarage    | Heating     | Water  |
| Vinyl    | One and Half Car | Forced Air  | Public |
|          |                  | Gas-Natural |        |



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