



**254 Cologne Port Republic Rd  
Egg Harbor City, NJ 08215**

**Asking \$699,900.00**



#### COMMENTS

Welcome to 254 W Cologne Port Republic Rd – a beautifully updated 4-bedroom, 3.5-bath home set on 8.41 private acres in Egg Harbor City. This spacious property offers the perfect blend of comfort, style, and versatility with recent upgrades including a new roof on the main house, a new HVAC system (new gas furnace and new central A/C), and a new kitchen featuring new appliances, quartz countertops, and custom cabinetry. The home includes updated bathrooms, a fully finished basement, a full walk up attic able to convert to a 5th bedroom, an extra large bonus room off the kitchen, a formal dining room, and a cozy wood burning fireplace. Public utilities are supported by public water and a septic cert is on file. The stunning outdoor retreat features an in-ground pool with a custom hot tub, a screened-in patio, and a new back deck—perfect for entertaining or unwinding. A detached garage includes a workshop with an in-law apartment above for guests, in-laws, or rental income, offering added utility to this large parcel of land. Enjoy walking distance to Port Beach, just one mile from the Nacote Creek boat launch with access to the Mullica River and Great Bay. With plenty of space to roam, garden, or explore, this 8.41-acre property offers the best of serene country living with modern amenities. Truly move-in ready and full of possibilities – don't miss this rare opportunity!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Detached Garage	Dining Room
Wood	Fenced Yard	Two Car	Eat In Kitchen
	Patio		Florida Room
	Paved Road		Great Room
	Pool-In Ground		In-Law Quarters
	Porch		Laundry/Utility Room
	Porch Screened		Pantry
	Shed		Recreation/Family
	Sprinkler System		Storage Attic
			Workshop
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Dishwasher	6 Ft. or More	Head Forced Air
Kitchen Center Island	Gas Stove	Room	Gas-Natural
Smoke/Fire Alarm	Microwave	Finished	
Storage	Refrigerator	Full	
Walk In Closet		Heated	
		Inside Entrance	

# Berger Realty

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Outside Entrance

Cooling  
Ceiling Fan(s)  
Central

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Water  
Well

Sewer  
Septic

