

# Berger Realty

Since 1926



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



9 Saddle Ridge, Egg Harbor Township, NJ, 08234

Price \$649,900.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1985          |
| Type         | Single Family |
| Block Number | 5101          |
| Listing #    | 594805        |
| Taxes        | 7997.00       |

## COMMENTS

*Come see this beautiful property Just Reduced \$50k Let me help analyze this property listing. I'll break down the key features and calculate some important metrics: Key Features: Lot Size: 1.1685 Acres (approximately 50,900 square feet) Configuration: 4 bedrooms, 2.5 bathrooms Garage/Workshop: Original garage converted to workshop New oversized 2-car detached garage ...*

## PROPERTY FEATURES

|                    |                 |                      |                       |
|--------------------|-----------------|----------------------|-----------------------|
| OutsideFeatures    | ParkingGarage   | OtherRooms           | InteriorFeatures      |
| Deck               | Detached Garage | Den/TV Room          | Kitchen Center Island |
| Fenced Yard        | Two Car         | Dining Room          | Storage               |
| Pool-In Ground     |                 | Eat In Kitchen       | Walk In Closet        |
| Porch Enclosed     |                 | Great Room           |                       |
| Shed               |                 | Laundry/Utility Room |                       |
| Sprinkler System   |                 | Pantry               |                       |
| AppliancesIncluded | Basement        | Heating              | Cooling               |
| Dishwasher         | Crawl Space     | Gas-Natural          | Central               |
| Dryer              |                 |                      |                       |
| Gas Stove          |                 |                      |                       |
| Refrigerator       |                 |                      |                       |
| Washer             |                 |                      |                       |
| HotWater           | Water           | Sewer                |                       |
| Gas                | Well            | Septic               |                       |

## CONTACT



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-760-3809  
Email to: clc@bergerrealty.com

Scan to see Property page.



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