



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



265 Asbury, Egg Harbor Township, NJ, 08234

Price \$525,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1977          |
| Type         | Single Family |
| Block Number | 7801          |
| Listing #    | 595772        |
| Taxes        | 8455.00       |

#### COMMENTS

*Don't miss the opportunity to see this 2604 sq. ft Ranch home that offers 4 Bedroom and 2 Baths with office on an approx. 1 ½ acres wooded lot, surrounded by nature and privacy! This home was custom built in 1977 and has been owned and improved continuously by a single owner, a professional builder. An addition built in 1982 includes two bedrooms or a bedroom and an of...*

#### PROPERTY FEATURES

|                                                                                                                                   |                                                                                                                          |                                              |                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------|
| Exterior<br>Asphalt<br>Shingle<br>Wood                                                                                            | OutsideFeatures<br>Pool-In Ground<br>Enclosed Outside<br>Shower                                                          | ParkingGarage<br>Two Car                     | OtherRooms<br>Dining Area<br>Laundry/Utility Room<br>Storage Attic<br>Primary BR on 1st floor |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Security System<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Shades | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Unfinished                                  |
| Heating<br>Baseboard<br>Gas-Natural<br>Multi-Zoned                                                                                | Cooling<br>Ceiling Fan(s)<br>Central                                                                                     | HotWater<br>Gas                              | Water<br>Well                                                                                 |
| Sewer<br>Septic                                                                                                                   |                                                                                                                          |                                              |                                                                                               |

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