



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



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

Price \$720,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 681.0         |
| Listing #    | 596880        |
| Taxes        | 10952.00      |

#### 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, new gas furnace, new central A/C, and new kitchen appliances, quartz countertops, and custom cabinetry. The h...

#### PROPERTY FEATURES

|                       |                    |                    |                      |
|-----------------------|--------------------|--------------------|----------------------|
| 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    |                      |
|                       |                    | Outside Entrance   |                      |
| Cooling               | HotWater           | Water              | Sewer                |
| Ceiling Fan(s)        | Electric           | Well               | Septic               |
| Central               |                    |                    |                      |

#### CONTACT

Ask for F. Evans Campbell  
Berger Realty Inc  
109 E 55th St., Ocean City

Scan to see Property page.



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