



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



34 Sugarberry, Egg Harbor Township, NJ, 08234

Price \$465,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 3912          |
| Listing #    | 598076        |
| Taxes        | 7744.00       |

#### COMMENTS

**Priced to SELL!!!!**Spacious 4-bedroom, 2.5-bath home with a fully finished basement, located on a quiet cul-de-sac. Features include a back deck, fenced yard, and quartz countertops. Priced to sell — home needs paint and some cosmetic updates, offering great potential and value.!" Being sold AS-IS. The roof was replaced in 2020!...

#### PROPERTY FEATURES

|                  |                    |                  |                      |
|------------------|--------------------|------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl            | Curbs              | Attached Garage  | Dining Area          |
|                  | Deck               | Auto Door Opener | Dining Room          |
|                  | Fenced Yard        | Two Car          | Eat In Kitchen       |
|                  |                    |                  | Laundry/Utility Room |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded     | Basement             |
| Walk In Closet   | Dishwasher         | See Remarks      | Finished             |
|                  | Dryer              |                  | Full                 |
|                  | Gas Stove          |                  |                      |
|                  | Microwave          |                  |                      |
|                  | Refrigerator       |                  |                      |
|                  | Washer             |                  |                      |
| Heating          | Cooling            | Water            | Sewer                |
| Forced Air       | Ceiling Fan(s)     | Public           | Public Sewer         |
| Gas-Natural      | Central            |                  |                      |
| Hot Water        |                    |                  |                      |

#### CONTACT



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-2524  
Email to: cyn@bergerrealty.com

Scan to  ty page.



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