

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@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<br>Vinyl                                 | OutsideFeatures<br>Curbs<br>Deck<br>Fenced Yard                                               | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>Walk In Closet                | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>See Remarks                                     | Basement<br>Finished<br>Full                                                       |
| Heating<br>Forced Air<br>Gas-Natural<br>Hot Water | Cooling<br>Ceiling Fan(s)<br>Central                                                          | Water<br>Public                                                 | Sewer<br>Public Sewer                                                              |

## CONTACT



Ask for Grant Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-432-7487  
Email to: geh@bergerrealty.com

Scan to  ty page.

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