



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



22 Academy Rd, Egg Harbor Township, NJ, 08234

Price \$299,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 7108          |
| Listing #    | 598830        |
| Taxes        | 5142.00       |

#### COMMENTS

Fall in love with this 4-bedroom, 1-bath rancher nestled in a quiet, family-friendly neighborhood. Set on a half an acre lot, this home is perfect for anyone who enjoys outdoor living. The long driveway provides ample parking for 3+ cars. There is plenty of room for family and friends to gather in this 1,338 sqft home. This home offers a bright kitchen and living area alo...

#### PROPERTY FEATURES

|                                                                                                  |                                                                                               |                        |                                                                                                  |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------|
| Exterior<br>Brick<br>Vinyl                                                                       | OutsideFeatures<br>Deck<br>Fenced Yard<br>Pool-Above Ground<br>Porch<br>Shed                  | ParkingGarage<br>None  | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds | Basement<br>Crawl Space                                                                          |
| Heating<br>Gas-Natural                                                                           | Cooling<br>Central                                                                            | HotWater<br>Gas        | Water<br>Public                                                                                  |
| Sewer<br>Public Sewer                                                                            |                                                                                               |                        |                                                                                                  |

#### CONTACT



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-741-7841  
Email to: jtn@bergerrealty.com

Scan to view property page.



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