



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



1161 Ocean Heights, Egg Harbor Township, NJ, 08234

Price \$399,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2000          |
| Type         | Single Family |
| Block Number | 5101          |
| Listing #    | 598916        |
| Taxes        | 6416.00       |

#### COMMENTS

**OPEN HOUSE SUNDAY SEPT 28 11:00-1:00. Welcome Home to 1161 Ocean Heights Ave. in EHT. This adorable ranch home sits on a lovely wooded 1.6 acre lot. As you enter you will be inspired by the charm of this 4 bedroom 2 full bath home. The Oak Beam in the living room adds a warm feeling to the room. Brand new luxury plank flooring has been installed throughout the home. The ea...**

#### PROPERTY FEATURES

|                                                                                |                                                                                                                     |                          |                                                                                                          |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                              | OutsideFeatures<br>Deck<br>Fenced Yard<br>Patio<br>Shed                                                             | ParkingGarage<br>None    | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Storage | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds   | Basement<br>Crawl Space                                                                                  |
| Heating<br>Forced Air<br>Gas-Natural                                           | Cooling<br>Ceiling Fan(s)<br>Central                                                                                | HotWater<br>Tankless-gas | Water<br>Well                                                                                            |
| Sewer<br>Septic                                                                |                                                                                                                     |                          |                                                                                                          |

#### CONTACT

Ask for Dawn Scarlata  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-425-2933  
Email to: dns@bergerrealty.com

Scan to see Property page.



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