

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



200 Sycamore, Egg Harbor Township, NJ, 08234

Price \$459,900.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 2602    |
| Listing #    | 599492  |
| Taxes        | 9116.00 |

## COMMENTS

*Offer accepted: AR 9/12/2025-9/16/2025 Welcome to this unique property offering versatility, income opportunity, and coastal convenience! Situated on nearly a half-acre lot, this duplex features two spacious units—one with 3 bedrooms and 1.5 baths, the other with 2 bedrooms and 1.5 baths. Both sides include walk-out basements, providing extra space and flexibility. Step ...*

## PROPERTY FEATURES

|                  |               |                    |              |
|------------------|---------------|--------------------|--------------|
| OutsideFeatures  | ParkingGarage | Basement           | Heating      |
| Fenced Yard      | None          | 6 Ft. or More Head | Gas-Natural  |
| In Ground Pool   |               | Room               |              |
| Porch            |               | Full               |              |
| Shed             |               | Inside Entrance    |              |
| Sidewalks        |               | Outside Entrance   |              |
| Sprinkler System |               |                    |              |
| Cooling          | HotWater      | Water              | Sewer        |
| Gas              | Gas           | Public             | Public Sewer |

## CONTACT



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-230-6595  
Email to: ljw@bergerrealty.com

Scan to see Property page.



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