



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



13 Charles Ave, Egg Harbor City, NJ, 08215

Price \$419,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1967          |
| Type         | Single Family |
| Block Number | 55.02         |
| Listing #    | 600012        |
| Taxes        | 4161.00       |

#### COMMENTS

Welcome to 13 Charles Ave, a beautifully maintained home located in the charming and peaceful riverside community of Lower Bank. This property offers a rare combination of water views, natural beauty, and thoughtful updates—all just minutes from modern conveniences. Set on a large lot, 1.83 acres with mature landscaping. This home provides ample outdoor space for relaxa...

#### PROPERTY FEATURES

|                                       |                                                  |                                  |                                                                                                                |
|---------------------------------------|--------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick                     | OutsideFeatures<br>Deck<br>Shed                  | ParkingGarage<br>Attached Garage | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Florida Room<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| InteriorFeatures<br>Storage           | AppliancesIncluded<br>Dishwasher<br>Refrigerator | Basement<br>Unfinished           | Heating<br>Baseboard                                                                                           |
| Cooling<br>Wall Units<br>Window Units | HotWater<br>Electric                             | Water<br>Well                    | Sewer<br>Septic                                                                                                |

#### CONTACT



Ask for Denise Kelley  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-2706  
Email to: dlk@bergerrealty.com

Scan to see Property page.



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