

# Berger Realty

Since 1926



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



85 Marshall, Egg Harbor Township, NJ, 08234

Price \$740,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2007          |
| Type         | Single Family |
| Block Number | 6002          |
| Listing #    | 600363        |
| Taxes        | 2024.00       |

## COMMENTS

Welcome to Ballenger Woods, one of Egg Harbor Township's most desirable neighborhoods! This meticulously maintained 4-bedroom, 2.5-bath home offers comfort, space, and modern upgrades perfect for today's lifestyle. (With a 5th bedroom option) From the moment you arrive, the curb appeal shines with a 6+ car driveway and a 2-car garage. Inside, you'll find real hardwo...

## PROPERTY FEATURES

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Stucco                | Curbs              | Attached Garage  | Den/TV Room          |
| Vinyl                 | Deck               | Auto Door Opener | Dining Room          |
|                       | Sidewalks          | Two Car          | Eat In Kitchen       |
|                       |                    |                  | Laundry/Utility Room |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating              |
| Carbon Monoxide       | Dishwasher         | Full             | Forced Air           |
| Detector              | Dryer              | Unfinished       | Gas-Natural          |
| Kitchen Center Island | Gas Stove          |                  |                      |
| Smoke/Fire Alarm      | Microwave          |                  |                      |
| Storage               | Refrigerator       |                  |                      |
| Walk In Closet        | Trash Compactor    |                  |                      |
| Whirlpool             | Washer             |                  |                      |
| Cooling               | HotWater           | Water            | Sewer                |
| Central               | Gas                | Public           | Septic               |

## CONTACT



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-234-6472  
Email to: gmj@bergerrealty.com

Scan to see Property page.



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