



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



117 Carmel, Egg Harbor Township, NJ, 08234

Price \$549,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2007          |
| Type         | Single Family |
| Block Number | 3801          |
| Listing #    | 600812        |
| Taxes        | 9727.00       |

#### COMMENTS

*Tucked away on a quiet cul-de-sac in Egg Harbor Township, this meticulously maintained 4 bedroom, 2.5 bath single-family home offers the perfect blend of comfort, style, and functionality. Step onto the charming covered front porch and into the inviting foyer. A versatile formal dining room (or den/home office) flows into the heart of the home — an eat-in kitchen with st...*

#### PROPERTY FEATURES

|                                                                                                                                                |                                                                                                                                 |                                    |                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                              | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Porch<br>Sidewalks                                                                   | ParkingGarage<br>Two Car           | OtherRooms<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains | Basement<br>Finished<br>Full<br>Heated                                                                     |
| Heating<br>Gas-Natural                                                                                                                         | Cooling<br>Central                                                                                                              | HotWater<br>Tankless-gas           | Water<br>Public                                                                                            |
| Sewer<br>Public Sewer                                                                                                                          |                                                                                                                                 |                                    |                                                                                                            |

#### CONTACT

Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-600-7531

Scan to see Property page.



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