



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



50 Marshall, Egg Harbor Township, NJ, 08234

Price \$759,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 13            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 6001          |
| Listing #    | 601073        |
| Taxes        | 14446.00      |

#### COMMENTS

*Welcome to Ballenger Woods! Your Dream Home Awaits! Discover the elegance of this custom-built Chiusano Grand Chelmsford Model, . This stunning 4/5 bedrooms with 4 baths. There is a giant suite in the renovated basement with a full bathroom . This two-story home is perfectly situated on a large wooded lot, offering both privacy and tranquility. As you enter, you'll be...*

#### PROPERTY FEATURES

|                                                                                                                                                                         |                                                                                                                                             |                                                                       |                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                       | OutsideFeatures<br>Deck<br>Paved Road                                                                                                       | ParkingGarage<br>Attached Garage<br>See Remarks<br>Three or More Cars | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Florida Room<br>Great Room<br>In-Law Quarters<br>Laundry/Utility Room<br>Library/Study<br>Pantry<br>Recreation/Family |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Handicap Features<br>Kitchen Center Island<br>Skylight(s)<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Intercom<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds                                                | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Heated<br>Outside Entrance<br>Plumbing                                                                                                          |
| Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned<br>Solar                                                                                                            | Cooling<br>Attic Fan<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned                                                                            | Water<br>Public                                                       | Sewer<br>Septic                                                                                                                                                                                       |

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#### CONTACT



**Ask for John Tonkinson**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-741-7841**  
**Email to: [jtn@bergerrealty.com](mailto:jtn@bergerrealty.com)**

Scan to see Property page.



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