



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



23 Ivystone, Egg Harbor Township, NJ, 08234

Price \$479,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 2             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 1305          |
| Listing #    | 601242        |
| Taxes        | 6691.00       |

#### COMMENTS

*Beautifully maintained 4-bedroom home featuring 2 full and 2 half bathrooms, plus a spacious two-car garage. Step inside to 9' ceilings and gleaming hardwood floors that create a warm and welcoming first impression. The eat-in kitchen offers tile flooring, 42" cabinets, and stainless steel appliances, perfect for everyday meals or entertaining. The inviting living room...*

#### PROPERTY FEATURES

|                                                                                       |                                                                                                                                 |                                              |                                                                                      |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                     | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Porch<br>Sidewalks<br>Sprinkler System                                               | ParkingGarage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<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<br>Plumbing                                   |
| Heating<br>Forced Air<br>Gas-Natural                                                  | Cooling<br>Central                                                                                                              | HotWater<br>Gas                              | Water<br>Public                                                                      |
| Sewer<br>Public Sewer                                                                 |                                                                                                                                 |                                              |                                                                                      |

#### CONTACT

Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254

Scan to see Property page.



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