



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



102 Seagull, Egg Harbor Township, NJ, 08234

Price \$279,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1960          |
| Type         | Single Family |
| Block Number | 1125          |
| Listing #    | 601632        |
| Taxes        | 4176.00       |

#### COMMENTS

What a great starter or down-size opportunity in this 3 bedroom/1 full bathroom home situated on a clean, large property. Some of the great things to know: - Roof is less than 2 years old - Central Air Conditioning Condenser less than 1 year old - Natural Gas Heat and Instant Water Heater less than 4 years old - 200 amp Electric Service - Working above ground pool and deck...

#### PROPERTY FEATURES

|                                                                                  |                                                                     |                                      |                                                   |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------|---------------------------------------------------|
| Exterior<br>Asphalt<br>Vinyl                                                     | OutsideFeatures<br>Deck<br>Needs Work<br>Pool-Above Ground<br>Porch | ParkingGarage<br>None                | OtherRooms<br>Den/TV Room<br>Laundry/Utility Room |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space                                             | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central                                |
| HotWater<br>Gas                                                                  | Water<br>Public                                                     | Sewer<br>Public Sewer                |                                                   |

#### CONTACT



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
Email to: tom@bergerrealty.com

Scan to see Property page.



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



102 Seagull, Egg Harbor Township, NJ, 08234

Price \$279,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1960          |
| Type         | Single Family |
| Block Number | 1125          |
| Listing #    | 601632        |
| Taxes        | 4176.00       |

#### COMMENTS

What a great starter or down-size opportunity in this 3 bedroom/1 full bathroom home situated on a clean, large property. Some of the great things to know: - Roof is less than 2 years old - Central Air Conditioning Condenser less than 1 year old - Natural Gas Heat and Instant Water Heater less than 4 years old - 200 amp Electric Service - Working above ground pool and deck...

#### PROPERTY FEATURES

|                                                                                  |                                                                     |                                      |                                                   |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------|---------------------------------------------------|
| Exterior<br>Asphalt<br>Vinyl                                                     | OutsideFeatures<br>Deck<br>Needs Work<br>Pool-Above Ground<br>Porch | ParkingGarage<br>None                | OtherRooms<br>Den/TV Room<br>Laundry/Utility Room |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space                                             | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central                                |
| HotWater<br>Gas                                                                  | Water<br>Public                                                     | Sewer<br>Public Sewer                |                                                   |

#### CONTACT



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
Email to: tom@bergerrealty.com

Scan to see Property page.

