



**34 Shore**  
**Marmora, NJ 08223**

**Asking \$479,000.00**



### COMMENTS

**\*\*MARMORA\*\* CITY WATER \*\*RANCHER\*\*** Located on the border of Beesleys Point and Marmora. The covered front porch invites you into this meticulously maintained home. The property features 3 bedrooms with an additional OFFICE, and 2 FULL bathrooms. The stunning kitchen is equipped with stainless steel appliances, granite countertops, and a convenient coffee counter. The sunlit family room showcases a vaulted ceiling with original wood beams, adding character to the space. The primary bedroom offers sliding doors leading to a large composite deck with awnings, overlooking your yard. Enjoy the lushly landscaped surroundings from the front porch or entertain guests on the expansive rear deck. The exterior features a spacious side/back yard, two sheds equipped with electricity, parking pad for TWO cars and don't forget THE OUTSIDE SHOWER! Located within the sought-after OCHS and Upper Township school district, this property is a must-see. Seize the chance to make this delightful home your own!

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Patio Porch Sidewalks Outside Shower Sprinkler System Security Camera	ParkingGarage Parking Pad 2 Car	OtherRooms Dining Area Laundry/Utility Room Great Room Storage Attic 1st Floor Primary Bedroom
	Appliances Self Clean Oven Microwave Oven Refrigerator Washer	Ask for George Cash Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: gbc@bergerrealty.com	Heating Gas Natural Call: 609-399-0076
Central Air Condition	HotWater Gas- Natural	Water Public	Sewer Private

