

6594 Mill Rd Road  
Egg Harbor Township, NJ 08234

Asking \$350,000.00



**COMMENTS**

OPEN HOUSE JUNE 15 2024 12PM TILL 3PM Discover the charming property at 6954 Mill Rd., which was completely gutted to the studs and rebuilt to provide a comfortable and spacious living experience. This house, built in 1910, is as close to a new construction as you can get. The front door leads you into a veranda with many windows that provide a great deal of natural light, tile flooring and a bench with a coat rack above wainscoting on the walls. Soft closing barn doors let you into the open floor living and dining room. The kitchen is equipped with white 42 inch , soft close cabinets, stainless steel appliances and quartz countertops. Kitchen provides access to the backyard and patio through double french doors . The whole first floor has an open floor plan to provide ample space for comfortable living, an inviting atmosphere and an abundance of natural light with 9 feet ceilings Aside from the foundation, which was built in 1910, the oldest thing in the house is the roof and it is only 3 years old . The seller is a professional contractor / builder and has spared no time or expense in rehabilitating this property. From brand new Lexur air conditioning , a new water heater, 3 way light switches with dimmers in every room to multiple wall outlets for your convenience never to use extension cords . The custom window frames do not have blinds permanently attached to them so the trim does not get damaged . Every step , 14 of them going upstairs was handmade to fit perfectly. The second floor features two large bedrooms . The first bedroom has a cathedral ceiling with a fan and his and hers closets . The second bedroom has a walk in closet with cabinets for storage. Located in between these rooms is a brand new , specious 9ft x 8ft bathroom holding a jacuzzi tub , walk-in shower 43 inch x 46 inch , lavatory, vanity with a fog less mirror and an additional closet for storage . Outdoor features; A detached garage with additional storage / shed which provides room for you to personalize and enjoy. The property is equipped with a laundry area in the basement and additional storage room . The other side of the basement has plenty of space to create an additional living space , game room or TV room. Please read agent remarks.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Patio	ParkingGarage Detached Garage	OtherRooms Dining Room Laundry/Utility Room Storage Attic
InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Storage	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave	Basement 6 Ft. or More Room Finished	Heating Head Forced Air Gas-Natural

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Walk In Closet

Refrigerator  
Self Cleaning Oven  
Washer

Cooling  
Ceiling Fan(s)  
Central  
Electric

HotWater  
Electric  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Brandon Howell  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bah@bergerrealty.com](mailto:bah@bergerrealty.com)

