



**308 Franklin**  
**Egg Harbor Township, NJ 08234**

**Asking \$374,900.00**



### COMMENTS

**\*\*NEW LISTING!\*\*** GROWING FAMILY or just need ROOM TO SPREAD OUT? Beautiful 5-bedroom 2 Full Bath RAMBLING RANCH situated in the Heart of EHT! Featuring approx. 2,000 sq feet of Comfortable living space. OPEN FLOOR PLAN providing living/kitchen and dining area all combined and FILLED WITH NATURAL LIGHT. Kitchen with CENTER ISLAND and breakfast bar, STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, tiled back splash and UPGRADED Engineered Laminate Flooring! Fantastic split floor plan provides for a PRIVATE OWNERS SUITE complete with TILED bath, walk in shower and walk in closet. just off the owner's suite is an additional Bedroom (no closet) but could also make a perfect nursery or home office! Large front porch, Corner Lot and detached brick garage are some of the added amenities. WILL NOT LAST!

### PROPERTY DETAILS

| Exterior         | OutsideFeatures    | ParkingGarage     | OtherRooms              |
|------------------|--------------------|-------------------|-------------------------|
| Brick            | Paved Road         | Detached Garage   | Dining Area             |
| Wood             | Porch              | One Car           | Eat In Kitchen          |
| Wood Shingle     |                    |                   | Laundry/Utility Room    |
|                  |                    |                   | Primary BR on 1st floor |
|                  |                    |                   | Storage Attic           |
| InteriorFeatures | AppliancesIncluded | Basement          | Heating                 |
|                  | Dishwasher         | Crawl Space       | Forced Air              |
|                  | Gas Stove          | Finished Entrance | Gas-Natural             |
|                  | Microwave          |                   |                         |
|                  | Refrigerator       |                   |                         |
|                  | Self Cleaning Oven |                   |                         |
|                  | How many           |                   |                         |
|                  | Gas                | Public            |                         |



Ask for John Anderson  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: ja@bergerrealty.com

