



4746 Reading Ave  
Egg Harbor City, NJ 08215

Asking \$340,000.00



### COMMENTS

Welcome to 4746 Reading Avenue, a charming and well maintained 4-bedroom, 2-bathroom home in Mullica Township. When you arrive at the home on this rural street, you will have two stone coated driveways to choose from. Notice the mature landscaping and variety of trees and perennials. The biggest star of the show here is the detached 18 by 40 garage! Plenty of space for cars, golf carts, a workshop, or storage. The yard also includes an 8 by 10 storage shed. Upon entering the front door, you will notice this delightful property features an open concept living area, a fully equipped kitchen with solid wood cabinets and breakfast bar, as well as a nicely sized dining area. Off of the dining room you can access the generously sized maintenance free deck that spans the entire back of the house. SO much room for grilling, entertaining, or growing a container garden on this sunny space! Three of the home's bedrooms and one full bath with tub/shower combo complete the upstairs. Downstairs you will find a family room with storage, a full bath with a stand up shower, and the homes fourth bedroom. This space also features a bonus room perfect for an office, crafts, or even additional bedroom space. The downstairs also features a laundry room and a storage room with access to the back patio under the deck. Since this property is on almost an acre of land, the backyard is very generous in size! Enjoy the firepit in the summer while roasting smores or during a cool fall evening. The septic was recently updated and the seller will provide a passing water certificate. Located on a peaceful street yet close to schools, parks, shopping, major highways such as route 30, and outdoor adventures on the Mullica river or down the shore. This home is perfect for families and

Call today to schedule a viewing today to experience all it has to offer!

### PROPERTY DETAILS

Ask for **Lynne**  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: lrc@bergerrealty.com

HotWater

