

# Berger Realty

Since 1928



Berger Realty, Inc.  
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615 Philadelphia Ave  
Egg Harbor City, NJ 08215



Asking \$298,000.00



## COMMENTS

\*\*\*WELCOME HOME TO EHC ONE OF THE BEST KEPT SECRETS IN THE JERSEY SHORE\*\*\*BRING THE WHOLE FAMILY WITH A FULL WALK OUT BASEMENT!! CONVENIENTLY LOCATED NEXT TO GALLOWAY AND MINUTES TO THE BEACHES BOARDWALK AND AC CASINOS. THESE 3 BEDROOM 1.5 BATH HAS BEEN WELL MAINTAINED AND HAS ANOTHER ENTIRE POTENTIAL LIVING QUARTER WITH A FULL WALK OUT LOWER/ BASEMENT AREA PERFECT FOR EXTENDED FAMILY OR POTENTIAL RENTAL SPACE WAS FORMERLY AN ARCHITECTURAL OFFICE. GREAT BACKYARD W/ SHED AND A GARDENER'S DELIGHT! GREAT COVERED FRONT PORCH GORGEOUS TRUE HARDWOOD FLOORS WONDERFUL BACK YARD AND SO MUCH MORE PLAYGROUND IS JUST A SHORT STROLL AND THE EHC LAKE IS ROUGHLY 2 MILES AWAY! BE SURE TO ADD THIS ONE TO YOUR SEARCH EZ TO SHOW

## PROPERTY DETAILS

Exterior Aluminum	OutsideFeatures Curbs Paved Road Porch Shed Sidewalks	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Primary BR on 1st floor
	Basement 6 Rooms Full Bath Heated Inside Entrance Outside Entrance	Heating Natural Gas Radiator	Cooling Window Units
	Ask for Sean McGinnis Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call 609-399-0076 Email to sean@bergerrealty.com		
Water Public	Sewer Public Sewer		