



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**

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|-----------------------------|--|-------------------------|--|
| Exterior<br>Aluminum        | OutsideFeatures<br>Curbs<br>Paved Road<br>Porch<br>Shed<br>Sidewalks | ParkingGarage<br>None   | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Primary BR on 1st floor |
| Basement<br>6 Rooms         | Heating<br>Natural Radiator  | Cooling<br>Window Units |  |
| Full Heated Inside Entrance | Call 609-391-1330<br>Email toph@bergerrealty.com                     |                         |  |
| Water<br>Public             | Sewer<br>Public Sewer  |                         |  |

