



4056 Ivins  
 Egg Harbor Township, NJ 08234

Asking \$319,900.00



### COMMENTS

Charming Cape Cod Home on 5 Acres in Egg Harbor Twp Escape to your own private sanctuary with this delightful 3-bedroom, 1-bathroom Cape Cod style home nestled on 5 acres in Egg Harbor Township. Ideal for nature lovers, the property boasts a backyard wildlife habitat, complete with shade trees, decks, and an outdoor fish pond. Key Features: Bedrooms and Bathrooms: The home features 3 bedrooms with ample closet space, including an Owner's Suite on the second floor with a private deck. The bathroom is conveniently located on the main floor. Outdoor Amenities: Enjoy the tranquility of nature with decks perfect for relaxing, a beautiful shade tree canopy, and a serene outdoor fish pond. Workshop and Storage: A large detached workshop with electric and a space heater offers ample space for hobbies or projects. Additionally, there's a large shed and extra outdoor storage, providing plenty of room for tools and equipment. Energy Efficiency: The home features leased solar panels installed 7 years ago, providing energy savings at only \$47.10 per month. It also includes gas heat and central air conditioning for year-round comfort. Infrastructure: The roof is 13 years old, with a new well installed in 2001. The furnace is only 3 years old, ensuring efficient heating during the colder months. Location: Situated at the end of a dead-end street, the property offers privacy and a peaceful atmosphere, while still being conveniently located. Additional Details: Utilities: City sewer for convenience. Maintenance: Well-maintained with recent updates to key systems. This property presents a unique opportunity to own a serene retreat with abundant outdoor space and comfortable living amenities. Whether you're looking to enjoy the wildlife from your backyard or your hobbies, this home offers it all in a desirable location.

### PROPERTY DETAILS

Ask for **John Van Stone**  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call 609-399-0076  
 Email to: jvs@bergerrealty.com



Basement Heating  
 Crawl Space Forced Air  
 Gas-Natural

Other Rooms  
 1st Floor  
 2nd Floor  
 Central

HotWater Gas Water Well Sewer Public Sewer