

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 pursue your hobbies, this home offers it all in a desirable location.



Ask for Valerie Vargo  
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Basement  
Crawl Space

ParkingGarage

None

Call 609-399-4211

Email to: vlv@bergerrealty.com

Shed

Heating  
Forced Air  
Gas-Natural

OtherRooms

1st floor

2nd floor

3rd floor

4th floor

5th floor

6th floor

7th floor

8th floor

9th floor

10th floor

11th floor

12th floor

HotWater  
Gas

Water  
Well

Sewer  
Public Sewer