

**92 Marshall Drive  
Egg Harbor Township, NJ 08234**

**Asking \$594,900.00**



**COMMENTS**

This 2-story with 9-foot ceilings on the 1st floor, 4-bedrooms, 2 full baths, 2 half baths, 2 car attached garage and 2-zone gas heating and central air is in prestigious Ballenger Woods. It offers a living room, dining room, kitchen plus morning room, recreation room w/ electric stand-alone fireplace, office and laundry room. Upstairs there are 4 bedrooms, 2 full baths and the primary suite has a full bath and walk-in-closet. The mostly finished basement has a half bath plus storage. Enjoy the summer in your inground pool (liner 2 years old), patio and fenced back yard. Updates include roof replaced 2023, blacktop driveway a year, fence 2 years old, stove and DW 2 -3 years old and refrigerator 2 years old. Irrigation well w/ 12 zone controller. Centrally located to schools, beaches, shopping, restaurants, GSP and Atlantic City Expressway.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Fenced Yard Pool-In Ground Sprinkler System	ParkingGarage Attached Garage Two Car	OtherRooms Breakfast Nook Den/TV Room Dining Area Dining Room Eat In Kitchen Great Room Laundry/Utility Room Library/Study Pantry Recreation/Family
InteriorFeatures Kitchen Center Island Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Burglar Alarm Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Rugs Shades	Basement Finished Full Inside Entrance
Heating Gas-Natural Multi-Zoned	Cooling Central	HotWater Gas	Water Public

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