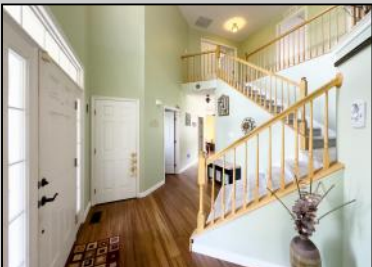


**92 Marshall Drive  
Egg Harbor Township, NJ 08234**

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

# Berger Realty

• Since 1928 •



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Sewer  
Septic



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