



1322 Main  
 Egg Harbor City, NJ 08215

Asking \$274,900.00



### COMMENTS

**\*\* BANG FOR YOUR BUCK\*\* BEAUTIFULLY RENOVATED SPLIT LEVEL\*\* NEW ROOF\*\* NEW WINDOWS\*\* NEW BATHROOM\*\* LAMINATED AND TILE FLOORING\*\* PORCH\*\***  
 Welcome to your charming new home! This delightful split-level house features 3 cozy bedrooms and 1 modern bathroom. The home boasts several recent upgrades, including new laminate flooring, updated windows ensuring energy efficiency and abundant natural light, and a renovated bathroom showcasing a granite countertop, beautiful backsplash tile, and brand new stainless steel fixtures. The new roof provides peace of mind and long-lasting protection, while the waterproofing system with a warranty ensures a dry and secure foundation. Enjoy relaxing evenings on the beautiful porch, perfect for unwinding. The living room is bright and airy, thanks to multiple windows that flood the space with natural light. An additional sitting room on the lower level offers extra space for lounging or entertaining, while a good-sized laundry area adds convenience. This home is aggressively priced and ready for you to move in. Don't miss out on this fantastic opportunity—schedule a showing today and fall in love with your new home! Show and sell!

### PROPERTY DETAILS

Exterior Aluminum	OutsideFeatures Porch	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room
----------------------	--------------------------	-----------------------	---



Basement  
 Finished  
 Inside Entrance  
 Sewer  
 Public Sewer

Heating  
 Bi-Directional  
 Oil  
 Tank Above Ground

Cooling  
 Ceiling Fan(s)  
 Window Units

Call for Tom Melchior  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tom@bergerrealty.com

