



**15 Country Birch**  
Egg Harbor Township, NJ 08234

**Asking \$169,000.00**



### COMMENTS

Why rent when you can own? Lovingly maintained first floor corner unit, offers a lot of privacy and tranquility with its lush green outdoor setting. This lovingly maintained unit features crown molding in living room, newer kitchen appliances, storage unit, ample closets, beautiful vinyl floors a patio, washer/dryer. Community known as Great Place to live, its quiet, pet friendly, offers a pool and a clubhouse and conveniently located near shopping, restaurants, minutes away from AC casinos and beaches Condo fee includes water/sewer plus maintenance, insurance etc. Owner-occupants only for first year. Vacant. Ready for quick closing. Don't wait, schedule your showing today.

### PROPERTY DETAILS

Exterior Brick Vinyl	ParkingGarage None	OtherRooms Dining Room Primary BR on 1st floor	InteriorFeatures Pets Allowed
Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas	Water Public Water

Sewer  
Public Sewer



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bw@bergerrealty.com

