



108 Pine Ave  
 Egg Harbor Township, NJ 08234

Asking \$349,999.00



**COMMENTS**

RANCH home with LAND! Move right into this 3-bedroom / 2-bath RANCH home nestled on 3.94 acres of secluded wooded land offering ultimate privacy set back from the Street. This home has been recently painted and partially updated, showcasing the large open living room / dining room area with vaulted ceilings and beautiful tongue & groove wood that enhances the sense of space and airiness. The open-concept design seamlessly connects the living and dining area and the updated kitchen area, making it ideal for family gatherings and entertaining while enjoying the floor to ceiling wood burning fireplace. Natural light floods the interiors through ample windows, providing serene views of the surrounding forested landscape. Enjoy entertaining and nature at it's finest on the wrap around deck along with a 2nd deck out back. This property combines the charm of rustic seclusion with the comforts of mid century modern living. Enjoy the move-in ready convenience, while some cosmetic TLC and yard clean-up will ensure this property becomes your dream home or fantastic investment property. Seller is motivated and home is priced to sell quickly, so don't miss out on this RARE find. Move in before School starts! This home is being sold "as is - where is". Buyer's Home inspection(s) are for Buyer's informational purposes ONLY.

**PROPERTY DETAILS**

|                    |                         |                       |   |
|--------------------|-------------------------|-----------------------|---|
| Exterior<br>Vinyl  | OutsideFeatures<br>Deck | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Great Room<br>Primary BR on 1st floor<br>Storage Attic |
| Cooling<br>Central | HotWater<br>Gas         | Water<br>Well         | Sewer<br>Septic   |



Ask for Brandon Howell  
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 Call: 609-399-0076  
 Email to: bah@bergerrealty.com  
 Appliances Included: Dishwasher, Dryer, Microwave, Refrigerator, Washer  
 Basement, Claw Space

