

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**23 Country Hickory**  
**Egg Harbor Township, NJ 08234**

**Asking \$164,900.00**



## COMMENTS

Charming Garden-Style First Floor Condo Unit! Welcome to your new home featuring modern updates and a prime location. This delightful condo boasts: -New Vinyl Plank Flooring: Enjoy the sleek look and easy maintenance throughout the entire unit. -New Fans & Light Fixtures: Keep cool and bright with stylish new ceiling fans and light in key areas. -New Anderson Door & Screen Door: Enhance your entryway with these high-quality, durable additions. -New Window Screens: Fresh screens for all windows ensure a bug-free breeze. -New Trim: Crisp, clean lines with all-new trim work. -Furniture Negotiable: Option to keep some or all of the furniture for a move-in ready experience. -Back Patio Area: Perfect for relaxing or entertaining. -Storage Shed: Additional space for all your storage needs. Prime Location: This condo is ideally situated within the community, adjacent to the pool and clubhouse on Hickory Lane. Enjoy the convenience of assigned parking directly in front of your unit. Interior Features: -Bathroom: Modern one-piece tub and shower, a vanity, and a laundry area with a stacked washer and dryer. -Spacious Bedroom: Large bedroom featuring a full wall closet (13.5' L x 8' H x 2' D) with double doors, and a generous window (5' H x 6' W) providing abundant natural light. Affordable Living: With low taxes, this condo is perfect for someone downsizing or a first-time buyer. Its convenient location offers easy access to restaurants, shopping, the AC Expressway, and the Garden State Parkway. Don't miss out on this opportunity to own a beautiful, updated home in a great location!

## PROPERTY DETAILS



ParkingGarage OtherRooms  
No Ask for John Sweeney Dining Area  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Cooling Call: 609-399-0076 HotWater  
Central Gas  
Email to: jjs@bergerrealty.com

InteriorFeatures  
Foyer

