

**38 Robert Best Road  
Egg Harbor Township, NJ 08234**

**Asking \$419,900.00**



**COMMENTS**

Are you looking for peace, quiet and serenity on just under 1 acre of property, then look no further. This 3 bedroom 2 full bath rancher is in very good condition. The sellers recently had the house professionally painted and new carpeting installed. The Master BD has a private master bath with an oversized walk in shower and a walk-in closet. You have a nice sized living room, EIK with stainless steel appliances and granite countertops. The microwave is brand new too. Off the kitchen is the family room and large laundry room. The HVAC is approximately 1 year old and there is also a whole house generator. There is a tankless HWH and a Water treatment system. An added bonus is the huge full unfinished basement with a French drain and sump pump. This could be finished off for additional living space. There is a huge stand up attic that is the full size of the attic. Outside features a very nice deck, LeafFilter on gutters and a large fenced in yard which goes back beyond the fence. Very easy to show and seller can accommodate a quick closing.

**PROPERTY DETAILS**

|   |  |                        |   |
|---|--|------------------------|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Curbs<br>Deck<br>Fenced Yard<br>Shed<br>Sidewalks                             | ParkingGarage<br>None  | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide Detector<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven | AlsoIncluded<br>Blinds | Basement<br>Full<br>Unfinished  |
| Heating<br>Forced Air<br>Gas-Natural  | Cooling<br>Attic Fan<br>Ceiling Fan(s)<br>Central  | HotWater<br>Gas        | Water<br>Public   |

# Berger Realty

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