



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

**Asking \$149,900.00**



### COMMENTS

"Discover the potential in this diamond in the rough!" This spacious second-floor, 1-bedroom, 1-bathroom unit offers a large living room with sliders open to your private deck—perfect for enjoying fresh air and sunshine. The primary bedroom is generously sized and features plenty of closet space, providing ample storage. The unit also includes a dining area, a galley kitchen, a large bathroom, and extra storage space. While this property needs some updates, it presents a fantastic opportunity to customize and add value. Sold strictly "AS IS," the buyer will be responsible for obtaining all occupancy certificates at their expense. Please note this complex does not allow "rentals" for the first year of ownership.

### PROPERTY DETAILS

Exterior Brick Vinyl	ParkingGarage None	OtherRooms Dining Room Great Room	InteriorFeatures Pets Allowed
Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas	Water Public Water

Sewer  
Public Sewer



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

