



**3012 Ivins**  
**Egg Harbor Township, NJ 08234**


**Asking \$499,000.00**



**COMMENTS**

NEW EHT LISTING IN PRIME LOCATION! This spacious 2-bedroom, 1.5-bath single-family residence offers 2,000 square feet of beautifully updated living space on a sprawling 1.15 acre lot. Located just off the Black Horse Pike, this property provides quick and easy access to the shore and major highways, making it a perfect blend of convenience and tranquility. Inside, you will find a recently updated kitchen and bathrooms, featuring modern finishes and stylish touches. The open and inviting layout is ideal for entertaining, with ample space to host gatherings, both large and small. HH/Lighting and Skylight Windows provide tons of natural sunlight. Kitchen has been updated with new appliances and new flooring/backsplash. The huge backyard area is your personal oasis, complete with an in-ground pool that promises endless summer fun and relaxation. And for the car enthusiast or hobbyist, the heated garage offers year-round comfort and functionality. Don't miss the chance to make this charming home your own! Schedule a showing today.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Pool-In Ground Shed	ParkingGarage Attached Garage Heated Garage	OtherRooms Den/TV Room Dining Area Dining Room Laundry/Utility Room Storage Attic
	Appliances Dishwasher Dryer Electric Stove Microwave Refrigerator Washer	Ask for Carol Cavley Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email: clc@bergerrealty.com	Heating Electric 
Central	HotWater Electric	Water Well	Septic



Central