



**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
			Heating Electric
			Septic



Central

Ask for Monica Rabe  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: msr@bergerrealty.com

