

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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311 Folsom Ave  
Egg Harbor Township, NJ 08234

Asking \$355,000.00



## COMMENTS

Discover the charm of this beautifully maintained three-bedroom, two-bathroom home, ideally situated in the heart of Egg Harbor Township. This inviting home offers a perfect blend of comfort and functionality, making it an excellent choice for both relaxation and entertainment. Imagine the possibilities with the expansive basement, ready to be transformed into the ultimate space tailored to your needs. Whether you envision a vibrant children's playroom, a large family entertainment area, or a personalized man cave, this versatile area can accommodate it all. Off the kitchen, you'll find a generous two-car garage with high ceilings and an additional rear garage door leading to the backyard. This thoughtful design provides added convenience and easy access to your outdoor space. Step out onto the deck and savor your morning coffee while enjoying the serene, quiet surroundings of your private backyard. Find peace of mind with a convenient sprinkler system, a newly installed hot water heater and electrical break panel, and a renovated chimney. Minutes away from GSP and all major shopping.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Attached Garage	Dining Area	Storage
Porch	Two Car		
Shed			
Sprinkler System			



AlsoIncluded  
BlindAsk for Barbara Vancelli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
HotWater  
Call: 609-399-0076  
GasWater  
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Email to: bav@bergerrealty.com

Basement  
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