



**85 Marshall**  
**Egg Harbor Township, NJ 08234**

**Asking \$740,000.00**



**COMMENTS**

Welcome to your dream home in the sought-after Ballenger Woods development! This beautifully maintained 4-bedroom, 2.5-bathroom residence offers a perfect blend of modern convenience and classic comfort. Step inside to discover a spacious open living area enhanced by stunning cathedral ceilings, creating an inviting and airy atmosphere throughout. The heart of the home is the updated kitchen, featuring sleek granite countertops and top-of-the-line appliances. Whether you're preparing a family meal or hosting friends, this kitchen is both functional and stylish. The large backyard provides a private oasis, ideal for outdoor gatherings, playtime, or simply unwinding after a busy day. The two-car garage offers ample space for vehicles and additional storage. Don't miss the opportunity to make this delightful property your new home. With its perfect balance of updated amenities and charming features, it's ready to welcome you and your family for years to come.

**PROPERTY DETAILS**

Exterior Stucco Vinyl	OutsideFeatures Sidewalks	ParkingGarage Two Car Attached Garage	OtherRooms Dining Room Laundry/Utility Room
InteriorFeatures Cathedral Ceiling Carbon Monoxide	Basement 6 Ft. or More Room	Heating Head Forced Air Gas-Natural	HotWater Gas



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [gmj@bergerrealty.com](mailto:gmj@bergerrealty.com)

