



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

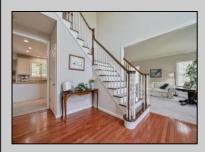


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85 Marshall Egg Harbor Township, NJ 08234

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	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Sidewalks	Two Car	Dining Room
Vinyl		Attached Garage	Laundry/Utility Room

InteriorFeatures Basement Heating
Cathedral Ceiling 6 Ft. or More Head Forced Air
Carbon Monovide Room Gas-Natural

Full
Ask for Stewart Vaughan
Berger Realty Inc
Sewes E 55th St., Ocean City
Septic
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HotWater

Gas