

# Berger Realty

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212 Vermont  
Egg Harbor Township, NJ 08234

Asking \$349,000.00



## COMMENTS

Welcome home to this cozy 3-bedroom, 1-bath Cape Cod, offering a perfect blend of comfort and tranquility. The landscaped front yard creates a welcoming curb appeal. Inside, you'll find laminate flooring throughout the main living areas, with carpet in the upstairs loft. Loft also includes an electric fireplace. The kitchen boasts a gas stove, microwave, and dishwasher, along with a sliding glass door leading to the back deck. The spacious backyard features an above-ground pool and plenty of room for outdoor activities and entertaining. A one-car garage and two-car driveway provide ample parking and storage. Additional highlights include a front and back sprinkler system, washer and dryer (dryer needs repair), and a peaceful, comfortable atmosphere throughout the home. Please note, the fridge is not included. This warm, inviting home is move-in ready and waiting for you to make it your own!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard Pool-Above Ground Sprinkler System	ParkingGarage One Car	OtherRooms Dining Room Eat In Kitchen Loft
AppliancesIncluded Dishwasher Dryer	AlsoIncluded See Remarks	Basement Full Unfinished	Heating Forced Air Gas-Natural



Ask for Domenic Ballerini  
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