



**169 School House Rd
Egg Harbor Township, NJ 08234**

Asking \$639,000.00



COMMENTS

RARE OFFERING! MUST SEE! Over 2 ACRES....THIS MODERN FARMHOUSE ESTATE WILL SURELY IMPRESS! Loads of Recent Improvements, Opportunity is Knocking! Unwind at the end of a hard day at work, grab some fruit from the age perfected Fruit Trees, mix up your favorite adult beverage, kick your feet up and gaze at the Panoramic Views of Mother Nature! This 4 Bedroom 2.5 Bath Colonial Home Features an Open Floor Plan Boasting Tons of Natural Light. Newer Kitchen includes Kraftmade Solid Wood White Shaker Soft-Close Cabinets, Dovetail Drawers, Quartz Counter Tops, Kohler Farmhouse Cast Iron Sink, Custom Center Island with two-tiered wood silverware trays, knife storage with cutting board, pull out drawers with dividers, center island seating, and Stainless Steel Appliances. You will love getting cozy by the wood burning stove with Keystone Hearth or enjoy watching TV complete with built-in cabinetry surround. Exposed Beams, Refinished hardwood flooring, and Loads of Character is what you find through this fabulous property. The second floor has 4 Bedrooms(1 Primary Ensuite), 2 full baths, and second floor deck. Other features are a One Car Attached Garage, a One Car Detached Garage, Paver Front Entrance, Rear Entrance, Adorable Porch, Paver BBQ Area, Huge Mud Room with Laundry, and Powder Room. Perfect set up for an At Home Professional, Contractor, Business Owner and/or Hobbyist. *BONUS* Two Story, Pennsylvania Dutch Barn with Hay Loft complete with Heat and Electric, Workshop, Multiple Parking Pad Offerings for Equipment/Trucks/RV/Boat Storage, and Loads of Potential just waiting for your Creative Flair to Make Your Own. Other Improvements are Newer 30 yr Roof 2020, Windows, Newer Certainteed Vinyl Siding, Newer Mechanicals, Newer Anderson Windows, and Septic/Well is up to code.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Masonry/Block	Deck	One Car	Den/TV Room
Shingle	Patio	Three or More Cars	Dining Area
Vinyl	Paved Road	Attached Garage	Dining Room
See Remarks	Porch	Detached Garage	Eat In Kitchen
	Sprinkler System	Auto Door Opener	Great Room
		Heated Garage	Laundry/Utility Room
			Workshop
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Disposal	See Remarks	Slab
Cedar Closet	Dishwasher		
	Dryer		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Kitchen Center Island	Gas Stove
Security System	Microwave
Storage	Refrigerator
Smoke/Fire Alarm	Self Cleaning Oven
Walk In Closet	Washer

Heating
Forced Air

Cooling
Central

HotWater
Gas

Water
Well

Sewer
Septic

