



**725 Pine**  
**Galloway Township, NJ 08215**

**Asking \$249,000.00**



**COMMENTS**

**\*\* READY TO BE SOLD!! \*\* GALLOWAY SCHOOL DISTRICT w. Egg Harbor City Mailing Address \*\* You've found the perfect started home for you - 725 Pine St, Egg Harbor City, conveniently located just off Cologne Avenue! This charming 3-bedroom, 1-bathroom rancher boasts a spacious backyard, ample parking, a wrap-around deck, and a rear porch area. Priced aggressively to sell in this market. Don't miss this one. Could make for a great home to utilize the FHA First time / First Generation grant | \$10,000 > \$17,000 toward down payment for qualified buyers. Situated in an ideal location, this home is close to gas stations (wawa) and restaurants, perfect for those who value convenience. An 8-minute drive brings you to Stockton College, making it an excellent option for students or faculty members. Could make for a great investment property for someone looking to add it to their portfolio as a rental. The home requires some light TLC, it features a full unfinished basement, ready for your personal touch. The sale is contingent on the seller finding suitable housing, but once settled, this property will be ready for you to make it your own. Don't miss out on this fantastic opportunity in Egg Harbor City! Contact your agent today to schedule a viewing.**

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Porch Porch Enclosed Porch Screened	ParkingGarage None	OtherRooms Pantry Storage Attic
 Ask for Stewart Vaughan Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4214 Email to: smv@bergerrealty.com	Also Includes Blinds Finished Room Outside Entrance	Basement 6 Ft. or More Head Room Heating Heat Pump Heating	Heating Heat Pump Heating Sewer Public Sewer
	HotWater Tankless-gas Central	Water Public	Sewer Public Sewer

