



**6 Saratoga Lake**  
**Little Egg Harbor Township, NJ 08087**

**Asking \$390,000.00**



**COMMENTS**

This beautifully updated 3 bedroom, 2 full bath home is in move-in ready condition! Upon arriving, you're greeted by a covered porch with vinyl railings with solar capped lights which is perfect for neighborly visits or enjoying cool fall days. Step inside into the large, sun-lit living room with plush new carpets, bow window and an inspiring accent wall. You'll love the completely renovated kitchen with "Life Proof" luxury vinyl plank floors, Kraftmaid kitchen cabinets, "Tekcon" stone countertops, backsplash, a stone "farm style" sink and newer appliances! All 3 bedrooms have new LVP floors and are generously sized, with the primary bedroom being the largest with its own private bath. Both bathrooms have been recently updated. The separate laundry room can become a mud-room just off the kitchen and back yard. Speaking of the backyard, you'll find it to be a good size and fully fenced (which has been recently replaced). The patio has a metal gazebo that's great for shelter from the sun or inclement weather so the fun doesn't end. There's also a good size shed for your patio equipment or garden tool storage, and the roof of this shed has been recently replaced. The house roof was replaced in 2022 and its warranty is transferrable. The windows were replaced approximately 10 years ago. This has been updated and meticulously maintained. There's nothing to do but move-in and unpack, so come see it!!

**PROPERTY DETAILS**

Exterior	Outside Features	Parking/Garage	Other Rooms
Asbestos	Fenced Yard	One Car	Eat In Kitchen
	Patio		Laundry/Utility Room
	Porch		Storage Attic
	Shed		Primary BR on 1st floor
	Ask for Jeff Haas		
	Berger Realty Inc		
	109 E 55th St., Ocean City		
	Call: 609-399-4211	Basement	
	Email to: jsh@bergerrealty.com	Crawl Space	
	Electric Stove		
	Microwave		
	Refrigerator		
	Washer		



Cooling	Hot Water	Water	Sewer
Attic Fan	Electric	Public	Public Sewer
Central			