

# Berger Realty

Since 1928



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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 Asbestos	Outside Features Fenced Yard Patio Porch Shed	Parking/Garage One Car	Other Rooms Eat In Kitchen Laundry/Utility Room Storage Attic Primary BR on 1st floor
	<b>Ask for Michael Moss</b> <b>Berger Realty Inc</b> 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mvm@bergerrealty.com		
	Appliances Included: Basement Dishwasher Crawl Space Electric Stove Microwave Refrigerator Washer		
			
	Cooling Attic Fan Central	Hot Water Electric	Water Public Sewer Public Sewer