

# Berger Realty

Since 1928



Ocean 17  
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345 Chicago Ave  
Egg Harbor City, NJ 08215


Asking \$349,000.00



## COMMENTS

Welcome to your dream home, where modern comfort meets energy efficiency! Built in 2003, this stunning \*\*3-bedroom, 2.5-bath residence\*\* is designed for effortless living. Move right in and enjoy the convenience of \*\*brand-new appliances\*\* and numerous upgrades, including new water lines, a state-of-the-art sewer line, an advanced carbon filter, and sleek new toilets. Best of all, you'll benefit from \*\*solar energy\*\* that significantly reduces your monthly expenses. Situated on a tranquil \*\*100 x 150 lot\*\*<sup>\*\*</sup>, this property offers the perfect balance of privacy and space. The delightful small pole barn in the backyard is a versatile addition, ideal for entertaining friends, providing extra storage, or transforming into a home gym or workshop—the possibilities are limitless! Step outside to discover a \*\*large deck\*\* that extends from the back of the house, perfect for outdoor gatherings, summer barbecues, or simply soaking up the sun. With plenty of room for furniture and decor, it's the ideal spot for relaxation and enjoying nature. One of the standout features of this home is its energy savings. With a solar bill averaging just \*\*\$68.00 per month\*\*<sup>\*\*</sup>, you'll enjoy an exceptionally low electric bill, often only once a year, making this home as economical as it is beautiful. Don't miss this incredible opportunity to own a home that combines sustainability, style, and comfort. Act quickly—this fantastic property won't last long! Schedule your visit today and step into the lifestyle you've always dreamed of!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Deck	Parking/Garage Three or More Cars	Other Rooms Dining Room Laundry/Utility Room
	Ask for Matthew Galownia Berger Realty Inc. 1670 Boardwalk, Ocean City Call: 609-391-0500 Email: gmj@bergerrealty.com		
	Appliances Included Dishwasher Dryer Gas Stove Mid-Century Refrigerator Self-Cleaning Oven Washer	Basement Crawl Space	Heating Electric
Cooling Central Gas	Hot Water Gas	Water Public	Sewer Public Sewer

