

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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<br>Vinyl | Outside Features<br>Deck  | Parking/Garage<br>Three or More Cars | Other Rooms<br>Dining Room<br>Laundry/Utility Room |
|                   | Ask for James Gray Haenn<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: jgh@bergerrealty.com |                                      |  |
|                   | Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Self Cleaning Oven<br>Washer                               | Basement<br>Crawl Space              | Heating  |
|                   | Cooling<br>Central<br>Gas   | Hot Water<br>Gas                     | Water<br>Public                                    |
|                   |   |                                      | Sewer<br>Public Sewer                              |
|                   |   |                                      |  |