



**106 Toulon**  
**Egg Harbor Township, NJ 08234**

**Asking \$382,500.00**



### COMMENTS

A REAL CHARMER! This beautifully landscaped raised ranch style home offers 3 bedrooms and 2 baths. Completely remodeled, this home boasts a modern galley-style kitchen with granite countertops, new stainless-steel appliances and plenty of cabinet space. The dining area meets the living room with an open floor layout. Updated light fixtures provide a beautiful ambiance to all the rooms. RELAX and UNWIND on your deck in your own peaceful private backyard. The very large basement can be converted into a versatile flex space perfect for large gatherings and a one-car garage. Updated bathrooms, new flooring, AC, water heater, windows, roof, and gutters make this property ready and complete! The house is serviced with city water and city sewer. As an added bonus a private well supplies your in-ground irrigation system for your lawn saving you real money. The 80' X 100' lot provides plenty of space for outdoor activities. Fantastic Location with easy access to Atlantic City, Smithville and more!! Conveniently located near public transportation and just 10 minutes from AC Minor renovations being done to the property. Call for your private showing today!

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Sprinkler System	ParkingGarage One Car	OtherRooms Breakfast Nook Dining Area Dining Room Pantry Cooling Central
<p>Appliances Dishwasher Gas Stove Microwave Refrigerator</p> <p>Ask for Monica Reed Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: msr@bergerrealty.com</p>			
Water Public	Sewer Public Sewer		

