



710 Hamburg Ave  
 Egg Harbor City, NJ 08215

Asking \$249,900.00



### COMMENTS

Welcome to this delightful ranch home on almost 3/4 of an acre! This home features 3 bedrooms, 1 full bathroom, a large private backyard, parking for 3+ cars, and a large detached garage that's great for a workshop. Enjoy great curb appeal with the well maintained exterior, white picket fence, and inviting covered front porch. Step inside and you'll notice the rustic charm created by the wood accents and wood stove in the main living area. The three bedrooms have hardwood flooring, and the bathroom includes a tub/shower combo and light bright finishes. Convenient Laundry/utility room offers extra storage and cabinetry. The central air, propane heater, and hot water heater were all replaced in 2022, what a great value! You won't have to budget for these major items any time soon. One of the best features of this home is the wonderful outdoor space. Patio with built-in seating is a nice place to BBQ and entertain. Part of the yard is fully fenced, which is great for your four-legged friends to run free. The rest of the yard is surrounded by mature trees which gives great privacy and nice peaceful views. Great location on the outskirts of Egg Harbor City, just minutes to the famed Renault Winery, and less than 30 minutes to Atlantic City.

### PROPERTY DETAILS

Exterior Masonry/Block	OutsideFeatures Fenced Yard Porch	ParkingGarage None	OtherRooms Laundry/Utility Room Primary BR on 1st floor Workshop
---------------------------	---	-----------------------	---



Ask for Denise Kelley  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: dlk@bergerrealty.com



HotWater  
 Electric

Sewer  
 Septic