

**345 Chicago  
Egg Harbor City, NJ 08215**

**Asking \$339,000.00**



**COMMENTS**

Discover the perfect blend of comfortable living and home business opportunity in this energy-efficient 2003 home. This well-maintained 3-bedroom, 2.5-bathroom residence features a valuable bonus: a versatile pole barn ideal for entrepreneurs, crafters, artists, or anyone running a home-based business. This separate workspace provides the perfect setup for a studio, workshop, inventory storage, or creative haven - giving you the freedom to work from home while keeping your business separate from your living space. Set on a generous 75' x 150' lot, this property offers both privacy and practicality. The home itself delivers significant cost savings through its solar panel system, with utility bills averaging just \$68 monthly and electrical costs typically billed only once annually - a substantial reduction that helps offset property taxes and supports your bottom line, whether personal or business. Recent updates include new appliances throughout, modern water lines, an updated sewer system, and efficient carbon filtration - ensuring you can focus on your business or craft projects without worry about home maintenance. The spacious back deck extends your living and potential workspace outdoors, perfect for inspiration or client meetings in warmer months. This move-in ready property offers a rare combination of work-life balance potential and energy efficiency. Whether you're an Etsy seller needing inventory space, an artist requiring a studio, or an entrepreneur seeking a dedicated workspace, the pole barn provides endless possibilities while the comfortable main home offers all the essentials for modern living. Don't miss this opportunity to own a home that supports both your lifestyle and your business aspirations while saving money through energy efficiency.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs Deck	Auto Door Opener Three or More Cars	Breakfast Nook Dining Room Laundry/Utility Room Workshop
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Smoke/Fire Alarm	Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Forced Air Gas-Natural	Central Gas

# Berger Realty

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