

# Berger Realty

Since 1928



Berger Realty, Inc.  
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7109 English Creek  
Egg Harbor Township, NJ 08234

Asking \$1,495,000.00



#### COMMENTS

Welcome to Misty Acres Ranch. A private and tranquil sanctuary that must be seen in Egg Harbor Twp. Located just a short drive from local beaches and coastal towns of the Jersey Shore. Offering 8.4 acres of beautiful pastures, stunning oak trees and a canal that over looks a private 1-acre island. This is just the start of this AMAZING property. As you enter the immaculately landscaped grounds and make your way down the driveway you are greeted with steel horse sculpture, which sets the tone for this stunning oasis. For the horse lovers in the family, this property offers a 7 -stall stable, a riding arena with jumps, and a perimeter trail. Or if you are a water lover, you can launch your paddleboard, kayak or canoe from the canal. The new carriage house offers a comfortable place to relax with beautiful kitchen, 1.5 Baths, wrap around deck, loft, 2 zone heat & air, large garage and ample storage. You can put your own personal touch by designing your dream home or using our shovel-ready plans, including permits, for a 11,555-square-foot, 7 bedroom 10 bath dwelling with pool and rock slide, as well as basketball and pickle ball courts. There are many upgrades such as 80% of the property has a new irrigation system, 2 new wells, new septic system, lighting throughout property, new split rail fencing and special horse fencing with 2 electronic gates. A unique property that has endless options. Call to set up your showing today.

#### PROPERTY DETAILS



Ask for Domenic Ballerini  
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