

**344 San Francisco
Egg Harbor City, NJ 08215**

Asking \$269,900.00



COMMENTS

Solid Built 2035 sqft Stone Front Ranch in the outskirts of town. Well Maintained with Beautiful Original Hardwood Floors thru out. Entry Foyer, Spacious Living Room with Stone Fireplace and large Picture window, Formal Dining Room with Custom Plate Rail, Large Eat In Kitchen and 3 Large Bedrooms. PLUS Approx. 500 sqft Heated Room off of Kitchen can be finished off as a Family Room, Man Cave or a Huge Primary Suite. Additional Features Include: Large Lighted Closets, Screened In Rear Porch, Large Walk up Floored Attic for Additional Storage, New Shingled Roof installed in July 2024, Concrete floor in crawlspace, Half Bath off Largest Bedroom with Pocket Door, Central Air and Electric Heat Pump for additional Source of Heating, Sprinkler System, Custom Built in Cabinets in DR and 3rd Bedroom, Plus Large Detached Garage with Propane Gas Heater. Property has been Well Maintained over the years but being Sold in AS IS Condition. Buyers shall be responsible for all Inspections, Repairs or Certifications needed to Settle at their expense. See Virtual Tour Attached or Check out the MATTERPORT VIRTUAL TOUR: <https://my.matterport.com/show/?m=2iv9TPMN32M>

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Porch Screened	One and Half Car	Dining Room
Stone		Auto Door Opener	Eat In Kitchen
		Heated Garage	Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Storage	Dishwasher	Fireplace Equipment	Crawl Space
	Dryer		
	Electric Stove		
	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water
Baseboard	Central	Electric	Public
Hot Water			
Multi-Zoned			
Oil			
Tank Above Ground			
Sewer			
Public Sewer			

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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com

