

**814 Arago**  
**Egg Harbor City, NJ 08215**

**Asking \$399,000.00**



**COMMENTS**

New Construction Opportunity on this Egg Harbor City Corner 10,000 SF lot with three street frontage. This 1,560 sf ranch home features a open floor plan as you enter the large living room, kitchen with center island and dining room. The kitchen has lots of cabinets and stainless steel appliances to include a double door refrigerator and freezer, Whirlpool 5 burner gas range and self cleaning oven, above stove microwave with multi speed range hood and under counter dishwasher. The kitchen and dining room access have from the sliding glass doors to the rear deck and yard. There is a laundry room and large closet adjacent to the living room and kitchen that has a mudroom area with a back door to the rear deck. From the living room and dining area you enter the hallway with a full bath with tub and shower. Off the hallway there are two bedrooms one has two wall closets and the other bedroom has a full wall closet, The primary bedroom has a walk in closet, The primary bath has a double vanity and a walk in shower with full glass enclosure. The hallway accessing the bedrooms has a pulldown attic to access the storage attic. In the hallway there is a mechanical room where the gas fired gas HVAC system and a 50 gallon A O Smith gas hot water heater is located The home has a very efficient floor plan that flows nicely. There are Pergo floors throughout the home. The windows and sliding glass doors are Anderson Series Low "E" Energy Star. The front and back doors are insulated fiberglass and are maintenance free. The plumbing fixtures throughout are all Moen. The electrical panel has 200 amp capacity. There is a front covered porch of 100 + SF and a rear deck of approximately 300 SF that feature Evergrain maintenance free composite decking where there is ample room for outside dining and entertaining. The rear yard area has lots of possibilities as it is 66.75' x 96' having frontage on three streets.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Paved Road Porch Sidewalks	None	Dining Area Laundry/Utility Room Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher Disposal Dryer	Crawl Space Unfinished	Forced Air Gas-Natural
Kitchen Center Island Smoke/Fire Alarm	Gas Stove Microwave Refrigerator Self Cleaning Oven		

# Berger Realty

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