



**417 Saint Louis**  
**Egg Harbor City, NJ 08205**

**Asking \$257,500.00**



### COMMENTS

Welcome to 417 St. Louis Avenue, Egg Harbor City, NJ—a three-story Victorian home featuring 4+ bedrooms and 3 full baths. With a spacious layout and a mix of updates and areas for improvement, this property offers an excellent opportunity for customization. The wraparound porch provides a welcoming entrance, leading into a bright and open living and dining area with updated flooring. The kitchen features an eat-in area and plenty of potential for personalization. Upstairs, the generously sized bedrooms offer ample space, and the finished attic provides additional flexibility for various uses. The basement has been partially renovated and presents potential for additional finished space. Outside, the property includes a garage for storage or parking, along with a large yard that offers room for landscaping, recreation, or future projects. While some updates have been made, there is still room to add your own style and vision. This home offers a strong foundation and plenty of possibilities in a well-established neighborhood. Schedule a showing today to explore the potential!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	AppliancesIncluded
Aluminum	Porch	Detached Garage	Gas Stove
Vinyl			Refrigerator
Wood			
Basement	Heating	Water	Sewer
	Gas-Natural	Public	Public Sewer
	Spa/Hot Tub		



Ask for Brian

**Berger Realty Inc**  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

