

**35 Evergreen  
Egg Harbor Township, NJ 08234**

**Asking \$335,000.00**



§ JSRMLS

**COMMENTS**

Adorable Ranch with Spacious Living and Entertaining Areas Welcome to 35 Evergreen in Egg Harbor Township, an inviting ranch-style home with delightful curb appeal, off-street parking, and a charming covered front porch complete with a cozy bench swing. Step inside to a spacious tiled family/living room featuring a large front bay window, a brick-accented wall and floor area with a wood-burning stove — perfect for cozy nights in. The room’s shiplap-style ceiling adds warmth and character. Adjacent to this space is a small dining area. The kitchen is a standout, boasting rich wood cabinetry with crown molding, granite countertops, and a stylish glass-tiled backsplash. Equipped with a five-burner stainless steel LG double oven and microwave, this kitchen is designed cooking with all the counter and cabinet space! Under-cabinet lighting and above-cabinet illumination enhance the inviting ambiance. A versatile room off the family area offers exciting potential — with a little effort, it could become a fantastic small office, playroom, or even a fourth bedroom. The original garage has been converted into a spacious storage area, ideal for organization or as a home gym. Through double French doors off the kitchen, you’ll find an expansive addition that could serve as a fantastic family or entertainment room. Or perhaps a true master bedroom as this space includes a full bathroom, a small closet, and a bar area with a sink, refrigerator, and extra cabinetry. Vinyl wood flooring flows throughout this versatile addition, and sliding doors lead to the massive backyard. The home includes two bright and spacious bedrooms with vinyl wood flooring, crown molding, and ample closet space. The hall bathroom features a walk in shower with a skylight. The outdoor space is a true highlight — fully fenced for privacy with a combination of 6-foot wood and in the front are vinyl panels. Enjoy a partially covered deck, an outdoor shower, a gazebo-shaded patio, a fire pit, and two storage sheds ready for some TLC. This home is priced for a savvy buyer who sees the tremendous value in this as is property!

**PROPERTY DETAILS**

Exterior Asbestos	OutsideFeatures Curbs Deck Fenced Yard Needs Work Paved Road Shed	ParkingGarage None	OtherRooms Dining Area In-Law Quarters Laundry/Utility Room Recreation/Family Primary BR on 1st floor
InteriorFeatures Storage	AppliancesIncluded Dishwasher Dryer	AlsoIncluded Blinds	Basement Crawl Space

# Berger Realty

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