

# Berger Realty

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12 Southampton St  
Egg Harbor Township, NJ 08234

Asking \$344,900.00



## COMMENTS

This spacious ranch home offers more than meets the eye! The beautifully updated kitchen features 42" cabinetry, quartz countertops, a coffee bar nestled between two oversized pantry cabinets with convenient pull-out drawers, stainless steel appliances, and ample storage. The adjacent family room boasts cathedral ceilings, built-in speakers, and abundant natural light. Sliding doors lead to a private, fenced backyard with storage sheds. Both bedrooms are generously sized with ample closet space and a large hallway closet. Recent upgrades include new windows living room/bedrooms, a front door, gas water heater, and a new roof on the attached shed. Ideally located in a peaceful neighborhood—don't miss this gem!

## PROPERTY DETAILS

|                                       |                                                                                               |                         |                                                   |
|---------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------|
| Exterior<br>Vinyl                     | OutsideFeatures<br>Fenced Yard<br>Porch<br>Shed                                               | ParkingGarage<br>None   | OtherRooms<br>Eat In Kitchen<br>Recreation/Family |
| InteriorFeatures<br>Cathedral Ceiling | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural              |
| Cooling<br>Central                    | HotWater<br>Gas                                                                               | Water<br>Public         |                                                   |

