

# Berger Realty

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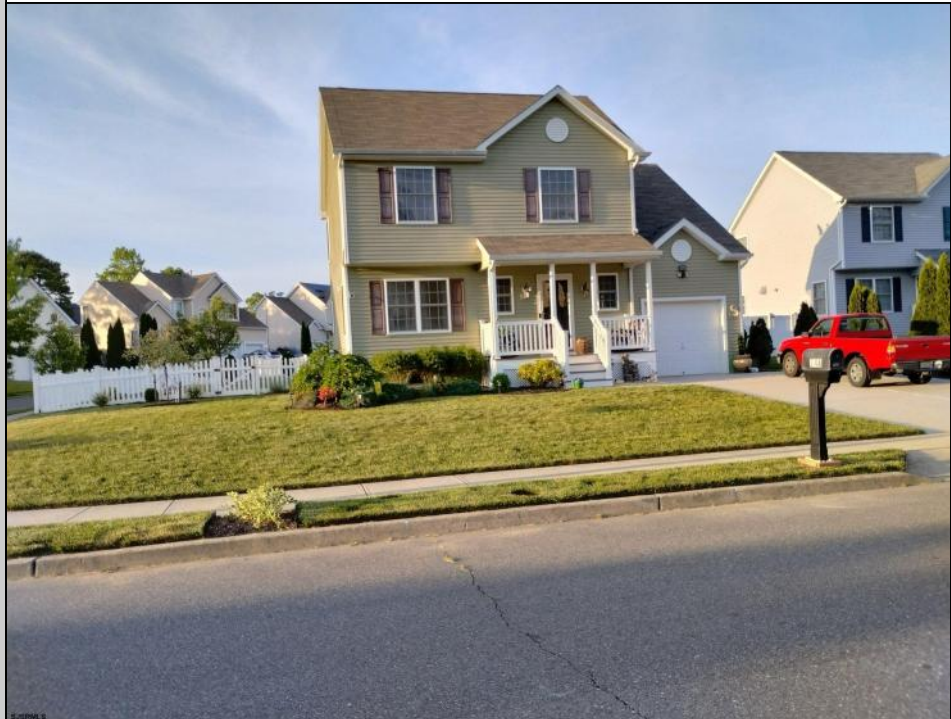
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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14A Balsam  
Egg Harbor Township, NJ 08234


Asking \$425,000.00



## COMMENTS

Discover the perfect blend of comfort and convenience in this charming three-bedroom, two-and-a-half-bathroom home, nestled in the heart of Egg Harbor Township. This corner house, with its freshly renovated partial basement, offers an array of elegant features including polished wood floors, a washer and dryer, and a spacious garage. Envision peaceful mornings in the primary bedroom, your own serene retreat. Outside, the property excites with a fenced-in yard and a quaint shed, ideal for both gardening enthusiasts and outdoor entertainers. Situated on a cul-de-sac, this home provides a tranquil setting in a picturesque neighborhood. Enjoy close proximity to top-rated Egg Harbor Township High School, convenient shopping at ShopRite, and delightful dining at A Touch of Italy Restaurant. For the commuter, the accessibility to Rt-40/322 at Spruce Ave bus station is particularly valuable. This residence is meticulously maintained and waiting to be called yours. A place where each detail enhances the quality of life, making every day a little more extraordinary.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Fenced Yard Paved Road Porch Shed Sidewalks	ParkingGarage One Car	OtherRooms Eat In Kitchen Laundry/Utility Room
	AppliancesIncluded Dryer Gas Stove Refrigerator Washer	Basement 6 Ft. or More Room Heated Finished	Heating Heat Pumps
	HotWater Gas	Water Public	Public Sewer
	<p>Ask for Colin Halliday Berger Realty Inc. 1670 Boardwalk, Ocean City Call: 609-391-0500 Email: <a href="mailto:colin@bergerrealty.com">colin@bergerrealty.com</a></p>		
	