

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



204 Sun Valley Circle, Egg Harbor Township, NJ, 08234

Price \$499,000.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 6205          |
| Listing #    | 587751        |
| Taxes        | 7787.00       |



### COMMENTS

Welcome to your perfect home! This move-in ready 4-bedroom, 2.5-bathroom residence offers an ideal blend of modern design and comfort. Located in a sought-after Oceanaire Neighborhood in EHT, this property is a true standout. Step inside to a spacious living area featuring an open-concept layout, perfect for entertaining and everyday living. There is an additional room do...

### PROPERTY FEATURES

|   |  |                                |   |
|---|--|--------------------------------|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Outside Shower<br>Patio<br>Shed<br>Sprinkler System | ParkingGarage<br>Two Car       | InteriorFeatures<br>Cathedral Ceiling<br>Walk In Closet |
| AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds   | Basement<br>Full<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural                    |
| Cooling<br>Central  | HotWater<br>Gas  | Water<br>Public                | Sewer<br>Public Sewer                                   |

### CONTACT



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: jfm@bergerrealty.com

Scan to see Property page.



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