

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



309 Island, Egg Harbor Township, NJ, 08234

Price \$637,775.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2002          |
| Type         | Single Family |
| Block Number | 7301          |
| Listing #    | 588093        |
| Taxes        | 9419.00       |



### COMMENTS

**\*\*\*HARBOR ACRES @ EHT NEW LISTING ALERT\*\*\*3 BED 2.5 BATH RANCHER\*\*\*BONUS OFFICE\*\*\*2 CAR ATTACHED GARAGE\*\*\*UNFINISHED BASEMENT\*\*\*MOTORIZED CHAIR LIFT TO BASEMENT\*\*\*CATHEDRAL CEILINGS\*\*\*ANDERSEN WINDOWS\*\*\*WOOD & TILE FLOORING THROUGHOUT\*\*\*0.75 ACRE\*\*\*FENCED REAR YARD\*\*\*CENTRAL VACUUM\*\*\*GENERAC 20KW NATURAL GAS WHOLE HOME BACK-UP GENERATOR\*\*\*2,379 SQ FT\*\*\*BUILT 2002\*\*\* BOARD...**

### PROPERTY FEATURES

|                        |  |   |   |
|------------------------|--|---|---|
| Exterior Vinyl         | OutsideFeatures<br>Fenced Yard<br>Patio<br>Porch | ParkingGarage<br>Attached Garage<br>Two Car | AppliancesIncluded<br>Dishwasher<br>Gas Stove<br>Self Cleaning Oven |
| AlsoIncluded<br>Blinds | Basement<br>Inside Entrance<br>Unfinished        | Heating<br>Forced Air<br>Gas-Natural        | Cooling<br>Central  |
| HotWater<br>Gas        | Water<br>Public                                  | Sewer<br>Septic                             |   |

### CONTACT



Ask for Donna Brown  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-8352  
Email to: dmb@bergerrealty.com

Scan to see Property page.



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