

# Berger Realty

Since 1926



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



3012 Ivins, Egg Harbor Township, NJ, 08234

Price \$499,000.00

### PROPERTY DETAILS

Total Rooms	9
Bedrooms	2
Baths Full	1
Baths Half	1
Year Built	1980
Type	Single Family
Block Number	1703
Listing #	588418
Taxes	7764.00



### COMMENTS

**NEW EHT LISTING IN PRIME LOCATION!** This spacious 2-bedroom, 1.5-bath single-family residence offers 2,000 square feet of beautifully updated living space on a sprawling 1.15 acre lot. Located just off the Black Horse Pike, this property provides quick and easy access to the shore and major highways, making it a perfect blend of convenience and tranquility. Inside, you will...

### PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Pool-In Ground Shed	ParkingGarage Attached Garage Heated Garage	OtherRooms Den/TV Room Dining Area Dining Room Laundry/Utility Room Storage Attic
InteriorFeatures Carbon Monoxide Detector Skylight(s) Smoke/Fire Alarm Storage	AppliancesIncluded Dishwasher Dryer Electric Stove Microwave Refrigerator Washer	Basement Crawl Space	Heating Electric Forced Air
Cooling Ceiling Fan(s) Central	HotWater Electric	Water Well	Sewer Septic

### CONTACT



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
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