

# Berger Realty

Since 1926



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



307 Arlington, Egg Harbor Township, NJ, 08234

Price \$829,750.00



### PROPERTY DETAILS

Total Rooms	12
Bedrooms	4
Baths Full	3
Baths Half	1
Year Built	2004
Type	Single Family
Block Number	6001
Listing #	594820
Taxes	13634.00

### COMMENTS

**\*\*CONTRACT ACCEPTED, SHOWINGS PAUSED UNTIL FURTHER NOTICE. \*\* 307 ARLINGTON COURT, BALLENGER WOODS – A DREAM HOME IN A PARK-LIKE SETTING! Imagine coming home to a magnificent 4,068 square-foot residence (plus full basement & 3 car garage), nestled on 1.342 acres of wooded and professionally landscaped grounds. INSIDE, this exceptional property offers spacious, comfortab...**

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Cabana	Three or More Cars	Breakfast Nook
Stucco	Deck	Attached Garage	Den/TV Room
Vinyl	Fenced Yard	Auto Door Opener	Dining Room
	Pool-In Ground		Eat In Kitchen
	Sprinkler System		Great Room
			Laundry/Utility Room
			Library/Study
			Pantry
			Recreation/Family
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Dishwasher	Blinds	6 Ft. or More Head
Kitchen Center Island	Dryer	Curtains	Room
Smoke/Fire Alarm	Gas Stove	Drapes	Full
Walk In Closet	Microwave	Shades	Masonry Floor/Wall
	Refrigerator		Unfinished
	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Public
Gas-Natural	Multi-Zoned		Well
Multi-Zoned			
Sewer			
Septic			

### CONTACT

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**Ask for Cynthia Balles**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-432-2524**  
**Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)**



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