

**138 St. Andrews Drive  
Egg Harbor Township, NJ 08234**

**Asking \$624,900.00**



**COMMENTS**

Impeccably kept 2 story home located in the prestigious Harbor Pines Golf Course Community. From the moment you walk through the door you will be impressed. There are 4 BD's and 2.5 BA's, the house is just under 3000 sq. ft. The seller has made many improvements since purchasing the home. You have a very nice living room and dining room along with an EIK which has granite countertops and backsplash, pantry and updated kitchen flooring, under counter and recessed lighting throughout, 42-inch cabinets and a breakfast nook. The EIK overlooks the family room w/gas fireplace which is perfect for entertaining. There's also an office right off of the family room. Your upstairs has 4 generous sized bedrooms. The master bedroom has a large walk-in closet, double vanity and a jacuzzi tub. There's plenty of room for storage in the unfinished basement too. The seller replaced all of the carpeting throughout the house right after moving in. The multi zoned HVAC is newer and new hot water heater. Outside improvements include an entire Gutter Guard system, preventive termite and insect treatment, removal of large trees in the backyard along with newer irrigation. Patio Pavers were installed and a backyard patio. There is also a 2-car attached garage with a door which leads outside. Close to the beach and boardwalk, great restaurants and shopping. Put this on your list, easy to show and seller can close within 30 to 45 days. Must email over POF or your buyers preapproval before showing will be approved. 24 Hour Notice no exceptions.

**PROPERTY DETAILS**

Exterior Stucco Vinyl	OutsideFeatures Patio Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Library/Study Pantry Recreation/Family
InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Security System Smoke/Fire Alarm Storage Walk In Closet Whirlpool	AppliancesIncluded Central Vacuum Dishwasher Disposal Dryer Electric Stove Microwave Refrigerator Self Cleaning Oven	AlsoIncluded Drapes See Remarks	Basement Full Inside Entrance Unfinished

# Berger Realty

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**SALE**

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