



**260 Heather Croft  
Egg Harbor Township, NJ 08234**

**Asking \$285,000.00**



**COMMENTS**

Welcome to this unique, state-of-the art townhouse in desirable Heather Croft. The unit consists of three bedrooms, two and a half bathrooms, and a garage. A complete and total renovation of the place was done a little over three years ago, but it was only used for about two years. The kitchen has to offer granite countertops, hardwood cabinets with soft-close doors, stainless steel appliances, and a tile floor. The range hood has an exhaust and a powerful motor that will not keep the smell of the kitchen circulating inside. The flooring throughout the rest of the place is hardwood. The owner put in a new HVAC unit during the reconstruction. The plumbing was also completely replaced on both floors. A tankless water heater was added. The first floor features a cathedral-ceiling living room with a fireplace and a half bathroom, as well as a bedroom that has access to the patio and is facing the woods. On the second floor of the townhouse, you can enjoy a quiet bedroom facing the forest and a bathroom with a hot tub. The master bedroom has a cathedral ceiling and a beautifully done bathroom with a standing shower and glass sliding doors. The vanities in all bathrooms are made of hardwood. Also, you are going to receive a brand new sliding door that can be attached to the bath tub in one of the full bathrooms. The property has an attic for extra storage space. The garage comes with a garage opener. The home has two sump pumps in the crawl space as a form of reassurance and as a way to eliminate a moisture build up. This townhome is an end unit, and that makes it even more desirable. Peace, tranquility and plenty of parking space are great additions to this buy. Do not miss this rare opportunity and become the owner of probably the best unit in Heather Croft! The



This townhome is sold in a "AS IS" condition Showings are scheduled  
 Property Condition Disclosure Statement attached.  
**Ask to Monica Raab**  
**PROPERTY DETAILS**  
 Berger Realty Inc  
 Parking/Garage Other Rooms  
 1670 Boardwalk, Ocean City  
 One Car Dining Area  
 Call: 609-391-0500 Laundry/Utility Room  
 Email to: msr@bergerrealty.com



Cooling	HotWater
Central	Gas
Electric	Tankless-gas

Sewer  
Public Sewer