



**8 Princeton Ave  
Egg Harbor Township, NJ 08234**

**Asking \$599,000.00**



#### COMMENTS

PRIVATE AND PEACEFUL CUL DE SAC LOCATION! This custom built, brick, well-appointed home sits on over 2 acres of land and provides the perfect setting for the growing family and nature enthusiasts! The first-floor boasts two functional living spaces: one inviting family room with custom wall and built in electric fireplace and one space is perfect to entertain for the holidays, special occasions and accented by a built-in gas log fireplace and dry bar. There is a sun lit, eat in kitchen with granite counters, solid wood cabinets, center island and sliders to back deck. Conveniently located powder room and laundry room leading to the attached 2 car garage. The 2nd floor offers center hall bathroom, 3 generous size bedrooms and Master suite with a walk-in closet. Full, partially finished basement and plenty of space for gym, and storage. There is much more! Outside you will find a 30 ft. above ground pool surrounded by decking for summer fun! Eco-friendly solar panel field provide low electrical bills which are currently \$7 per mos. Solar Lease has 4.5 yrs. remaining and cost is \$92.00 per mos. House GENERAC generator to provide uninterrupted power in the event of an outage. New septic in 2022 and new hot water heater in 2023. The property extends to the back wooded area where you can enjoy nature or check with the city for their agricultural zoning laws. The home is zoned Residential and Agricultural. So much to enjoy on Princeton Ave. Don't miss the opportunity!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Attached Garage	Dining Room
Vinyl	Pool-Above Ground	Auto Door Opener	Eat In Kitchen
	Shed	Two Car	Laundry/Utility Room
	Sprinkler System		Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Burglar Alarm	Blinds	6 Ft. or More Head
Carbon Monoxide	Central Vacuum	Shades	Room
Detector	Dishwasher		Full
Kitchen Center Island	Disposal		Heated
Security System	Dryer		Inside Entrance
Storage	Electric Stove		Partially Finished
Walk In Closet	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		

# Berger Realty

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