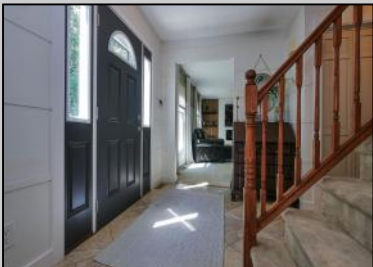


**8 Princeton Ave
Egg Harbor Township, NJ 08234**

Asking \$625,000.00



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

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Heating
Forced Air
Gas-Natural
Multi-Zoned

Cooling
Central

HotWater
Gas

Water
Well

Sewer
Private



Ask for Ludwik Samselski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: ls@bergerrealty.com

