

**17 Winterberry Rd  
Egg Harbor Township, NJ 08234**

**Asking \$479,000.00**



**COMMENTS**

Get Ready to be WOWED on Winterberry! Pride in homeownership is evident in every room of this lovingly maintained custom-built Tradition home. Situated on an oversized corner lot, you'll be greeted by the lush, mature landscaping leading to the inviting front porch featuring new vinyl post & rail. As you enter, you are met with Soaring Cathedral Ceilings & Brazilian Cherry Hardwood floors in the Formal Living Room which flows seamlessly to the Dining Room, perfect for family and holiday dinners. The heart of the home featuring ceramic tile and a Kitchen the fussiest cook will love is complete with free-standing Pantry while offering an open concept eat-in Kitchen and Family Room with 9ft Ceilings! From the kitchen slider you will find the incredible oversized Florida Room featuring new Waterproof Flooring and all the sunlight you crave offering a wonderful space to enjoy your morning coffee or glass of wine in the evenings. The extra 2-ft wide Custom Staircase leads to 3 nicely-sized Bedrooms. The recently painted Primary Bedroom en suite features Quartz Bathroom Vanity and Walk-in Closet. Two additional Bedrooms complete the 2nd floor living space with additional Full Bath with Quartz Vanity. Retreat to the lush backyard to find the oasis you've been seeking with 6' double-gated Privacy Fence. Ready for entertaining or relaxation you'll find a side deck for seating, Pergola with Pavers & Fire Pit, Solar Lighting, Gazebo on concrete pad providing an outdoor living area, 2 Sheds and Garden Beds. 220V line outside for possible Hot Tub! The Fully-Finished Basement featuring 2 Sump Pumps is an Entertainers Dream! Get ready to watch the Game in style with Custom Bar & Game Area Galore! There's also an Office/Additional space for a 4th Bedroom! The 2-Car Garage features tons of space for Storage and a 220V 30-amp line for a Generator. BRAND NEW HVAC with built-in humidifier with 10 year factory warranty on parts. 1 year warranty on labor and extended warranty will be available to new owner for discounted price. Tankless Water Heater (2023). Refrigerator in Kitchen will be replaced with LG Refrigerator located in garage. Solar is PPA & was installed in 2016 (Sunnova) \$214.95/month & Monthly ACE Bill is approx. \$6/mo. Close to Shopping, Schools, 3 Miles to GSP, 7 Miles to Shore Points & Atlantic City! Make your Appointment Today to Tour this Gem!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Fenced Yard	Two Car	Eat In Kitchen Florida Room Pantry Recreation/Family
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Dishwasher	Full	Gas-Natural

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Walk In Closet

Dryer  
Microwave  
Refrigerator  
Washer

Cooling  
Ceiling Fan(s)  
Central

Water  
Public

Sewer  
Public Sewer



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gbc@bergerrealty.com](mailto:gbc@bergerrealty.com)

