



**208 Millbridge
 Port Republic, NJ 08241**

Asking \$679,500.00



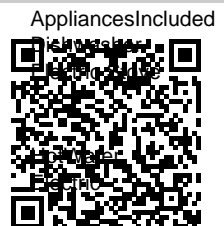
COMMENTS

PORT REPUBLIC NEW LISTING ALERT4 BED 2.5 BATH***2 CAR GARAGE***IN-GROUND SALT WATER POOL***FULLY OWNED OUTRIGHT SOLAR***SCREENED PORCH W/ MAHOGANY DECKING***CUSTOM MUDROOM***BONUS DEN/OFFICE***EN SUITE ON 1ST FLOOR***ANDERSEN WINDOWS***SAVE WITH \$OLAR***BORN 2004***3,200 SQ FT***1.01 ACRE*** Marvelous Millbridge Ct--Nestled on the cul-de-sac of one of Port Republics most prestigious and sought after destinations you will find this incredibly gorgeous home. This Kurtz built custom home features privacy, serenity & tranquility all at once. Walking up to this stately charmer, you will be instantly intrigued as to what this home has waiting for you. Front porch offers stunning view of the yard and street. As you enter, you will find a bonus den/formal living room that can be used for so many purposes! Across you will find a fantastic dining room nestled at the front of the home. Family room is open with 2 story ceiling and drenched in natural light via Andersen windows! Eat in kitchen features an island, large space for table along with granite counters. En suite is on 1st floor and offers an abundance of space & storage with great private bath! 2nd floor features 3 bedrooms along with a full bath. Mudroom was just refreshed to a completely custom space with incredible attention to detail. Screen porch at rear of home overlooks the yard/pool area. Featuring mahogany decking, this space offers plenty of options for entertainment & relaxation alike. In-ground 16x32 salt water pool(salt generator/pump 2022, liner 2020 & safety cover 2020) is a game changer on those hot summer days! Solar is FULLY OWNED providing approximately 75% of annual electric usage & each SREC produced nets approximately 18 SREC's collected annually!!!! WOW, \$AVE WITH SOLAR!



Ask for Steven Spengler
 BERGER REALTY INC.
 3160 Asbury Avenue Ocean City
 Call: 609-399-0076

Email to: srs@bergerrealty.com
 Heating Cooling
 Forced Air Central
 Geo Thermal Multi-Zoned
 Multi-Zoned



Water Well

Sewer Septic