

**40 Thornhill  
Egg Harbor Township, NJ 08234**

**Asking \$490,000.00**



**COMMENTS**

Welcome to 40 Thornhill Rd in Reega Estates. This Beautiful 4 bedroom, 2 1/2 Bath Home is situated on a spacious lot that provides peaceful privacy with a wooded lot to the left of the house and across the street. A new Vinyl Fence was recently added around the back of the house. This well cared for home has many amenities including a bright Breakfast room off the kitchen which opens to the family / recreation room. The home includes a Central Vacuum System for easy maintenance and built in audio speakers throughout for your enjoyment as well as a security system. Outside there is the sprinkler system to maintain your green lawn and a very efficient Solar System financed from Sun Run that saves on your monthly Electricity Bills which average \$95 monthly and they offer a very easy transfer process for your convenience. There is a full unfinished Basement ready for your creative touch to convert it to an oasis of additional space for you to enjoy. This home is conveniently located in a desirable Egg Harbor Township neighborhood with easy access to the Atlantic City Expressway, the Parkway, the Beach and endless shopping and Food and dining. Call me today for an appointment to tour and make this YOUR HOME before it is gone.

**PROPERTY DETAILS**

|   |   |                          |  |
|---|---|--------------------------|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Sidewalks<br>Sprinkler System  | ParkingGarage<br>Two Car | OtherRooms<br>Breakfast Nook<br>Dining Room<br>Great Room<br>Recreation/Family |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Security System<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Central Vacuum<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds   | Basement<br>Full<br>Unfinished   |
| Heating<br>Forced Air<br>Gas-Natural  | Cooling<br>Central  | HotWater<br>Gas          | Water<br>Public  |
| Sewer   |   |                          |  |

# Berger Realty

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Public Sewer



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