



204 Sun Valley Circle  
 Egg Harbor Township, NJ 08234

Asking \$499,000.00



**COMMENTS**

Welcome to your perfect home! This move-in ready 4-bedroom, 2.5-bathroom residence offers an ideal blend of modern design and comfort. Located in a sought-after Oceanaire Neighborhood in EHT, this property is a true standout. Step inside to a spacious living area featuring an open-concept layout, perfect for entertaining and everyday living. There is an additional room downstairs that can be used as an office or as a playroom for the kids. The heart of the home is a well-appointed kitchen with a center island, perfect for entertaining and plenty of space for cooking. The master bedroom is a true retreat, boasting cathedral ceilings, a walk-in closet, and an en-suite bathroom for ultimate relaxation. Three additional bedrooms provide ample space for family and guests. Outside, you'll find a charming patio with a bar and fire pit, perfect for outdoor gatherings and cozy evenings. The full unfinished basement offers endless possibilities for customization to suit your needs. The garage is equipped with an outlet for a generator, ensuring your home stays powered during any outage. Conveniently located near shops, restaurants, and multiple golf courses! Don't miss the chance to make this stunning property yours—schedule a showing today and start living your dream! Showings to start on Friday 8/9. Open House will be on Saturday 8/10 11am-1pm.

**PROPERTY DETAILS**

Exterior Vinyl	Outside Features Outside Shower Patio Shed Sprinkler System	Parking/Garage Two Car	Interior Features Cathedral Ceiling Walk In Closet
-------------------	-------------------------------------------------------------------------	---------------------------	----------------------------------------------------------



Ask for John Hepner, III  
 Berger Realty Inc  
 Also included: Blinds, Full Finished Basement  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jkh@bergerrealty.com



Cooling Central	Hot Water Gas	Water Public	Sewer Public Sewer
--------------------	------------------	-----------------	-----------------------