



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	OutsideFeatures Outside Shower Patio Shed Sprinkler System	ParkingGarage Two Car	InteriorFeatures Cathedral Ceiling Walk In Closet
<p>Also Included: Blinds, Basement Full Unfinished</p> <p>Ask for Jeff Haas Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jsh@bergerrealty.com</p>			



Cooling  
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HotWater  
Gas

Water  
Public

Sewer  
Public Sewer