



**309 Island  
Egg Harbor Township, NJ 08234**

**Asking \$637,775.00**



**COMMENTS**

\*\*\*HARBOR ACRES @ EHT NEW LISTING ALERT\*\*\*3 BED 2.5 BATH RANCHER\*\*\*BONUS OFFICE\*\*\*2 CAR ATTACHED GARAGE\*\*\*UNFINISHED BASEMENT\*\*\*MOTORIZED CHAIR LIFT TO BASEMENT\*\*\*CATHEDRAL CEILINGS\*\*\*ANDERSEN WINDOWS\*\*\*WOOD & TILE FLOORING THROUGHOUT\*\*\*0.75 ACRE\*\*\*FENCED REAR YARD\*\*\*CENTRAL VACUUM\*\*\*GENERAC 20KW NATURAL GAS WHOLE HOME BACK-UP GENERATOR\*\*\*2,379 SQ FT\*\*\*BUILT 2002\*\*\* BOARD THE TRAIN TO ISLAND LANE~Absolutely stunning rancher nestled on 3/4 acre wooded lot in Harbor Acres! This immaculately maintained home offers cathedral ceilings with open layout of dining room, kitchen & family room. Off of open foyer, you will find an office with that could be a bonus den, craft room or even a bedroom if needed! En suite features great use of space, linen closets, bi-fold double door closet along with walk-in closet featuring custom built-ins! Private bath is adorned with tile, boasts shower stall along with jetted tub. Both guest bedrooms are comfortably sized as is guest bath. Oversized laundry room is a great space. Entrance from garage is unique as it allows you to either enter the home, or use the staircase to go directly down to the basement. Basement offers 9' ceilings along with plenty of storage space. For video tour, please visit listing on realtor dot com. 309 Island Ln EHT NJ 08234.

**PROPERTY DETAILS**

|                        |  |   |  |
|------------------------|--|---|--|
| Exterior<br>Vinyl      | Outside Features<br>Fenced Yard<br>Patio<br>Pool | Parking/Garage<br>Attached Garage<br>Two Car  | Appliances Included<br>Dishwasher<br>Gas Stove<br>Self Cleaning Oven |
| Basement<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural             |  |  |
| Inside Entrance        | Call 609-399-0076                                |   |  |



Ask for Marianne Johnsen  
Berger Realty Inc  
3160 Asbury Avenue Ocean City  
Call 609-399-0076  
Email to: maj@bergerrealty.com