

206 Ivy Rd  
Egg Harbor Township, NJ 08234

Asking \$469,900.00



**COMMENTS**

Welcome to 206 Ivy Road, a beautifully updated home nestled in the highly sought-after Village Grande at English Mill community. Built in 2017, this charming 2-bedroom, 2-bathroom residence offers modern comforts and thoughtful upgrades that make it truly stand out. Step inside to discover a spacious great room, perfect for entertaining or cozy nights in front of the gas fireplace. The entire home features updated luxury vinyl plank (LVP) flooring, providing a seamless and stylish look throughout. The kitchen and bathrooms have been tastefully updated, with the owner's suite boasting an oversized shower. Open House Saturday August 24th 12-2 PM This home also offers practical features, including walk-up attic storage over the garage, making it easy to keep your living spaces clutter-free. Enjoy the serene views from your private rear patio, which faces a peaceful wooded area, providing the perfect backdrop for relaxation or outdoor dining. In addition to the great room, this home includes a formal living room and dining room, offering plenty of space for both casual and formal gatherings. Don't miss your chance to own this move-in ready gem in a vibrant 55+ community with fantastic amenities. Schedule your private tour today!

**PROPERTY DETAILS**

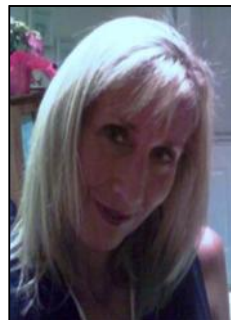
Exterior Vinyl	OutsideFeatures Curbs Patio Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Breakfast Nook Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Pantry Primary BR on 1st floor Recreation/Family
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central
HotWater Gas	Water Public	Sewer Public Sewer	

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Karen J. Manley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [kjm@bergerrealty.com](mailto:kjm@bergerrealty.com)

