

**105 Amber**  
**Egg Harbor Township, NJ 08234**

**Asking \$469,900.00**



**COMMENTS**

Welcome to this charming 4 bedroom, 2.5 bath home nestled in the desirable Egg Harbor Township! With a perfect blend of comfort and functionality, this residence offers a spacious and inviting layout ideal for both relaxing and entertaining. As you step inside, you'll be greeted by a bright and spacious foyer, first floor office, and a formal living room. The den features a cozy fireplace and large windows that fill the space with natural light. The modern kitchen boasts sleek countertops, updated black stainless steel appliances, and ample cabinetry for all your culinary needs. The master suite is a serene retreat, complete with a walk-in closet, extra space for a nursery or gym and an en-suite bathroom featuring dual sink marble top vanity, soaking tub, and a state of the art shower. Three additional bedrooms offer plenty of space for family & guests! Step outside to discover a private backyard oasis with a well-maintained lawn and patio area, a playset, and is ideal for outdoor entertaining, gardening, or simply unwinding after a long day. Additional highlights include a video doorbell with multiple front exterior cameras, smart thermostats, a two-car garage, laundry room, and a first-floor half bathroom for guests. Located in a friendly community on a safe & quiet cul-de-sac. Don't miss the opportunity to make this lovely property your own. Schedule a showing today! Seller's are offering a HSA Warranty. No showings until 8/25, seller is finishing up with final touches. OPEN HOUSE - Sunday August 25th 11AM-2PM Multiple offers received, sellers are asking for Highest and Best by Wednesday (8/28) at 2PM. Only full contracts will be considered.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Curbs	Two Car	Den/TV Room
Vinyl	Fenced Yard	Attached Garage	Dining Room
	Porch	Auto Door Opener	Eat In Kitchen
	Shed		Laundry/Utility Room
	Sidewalks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Disposal	Blinds	6 Ft. or More Head Room
Kitchen Center Island Storage	Dishwasher	Curtains	Full
Smoke/Fire Alarm	Dryer		Inside Entrance
Walk In Closet	Gas Stove		Unfinished
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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