



**27 Emerald**  
**Egg Harbor Township, NJ 08234**

**Asking \$565,000.00**



**COMMENTS**

Offer has been accepted. All showings/offers for back up only. ESTATE STYLE LIVING (3,466 s. ft.+ finished basement and no HOA)on Emerald Drive! In the heart of Egg Harbor Twp. this beautiful home with 4 bedrooms and 2.5 bathrooms has been lovingly cared for by its owners. The freshly painted and updated exterior welcome you home. Double doors into the 2 story foyer is the prettiest picture as you walk in the home. THE FIRST FLOOR features a living room, 14-16 person dining room, powder room(with new vanity, mirror and toilet), family room, office/playroom, gas fireplace, eat-in kitchen, laundry room, large pantry and...check out the beautiful kitchen with granite countertops, center island, gold hardware and faucet and stainless steel appliances. The first floor has Brazilian Cherry laminate flooring. THE SECOND FLOOR features brand NEW wall to wall carpet in the 4 bedrooms and laminate flooring through the landing. The massive Owner's Suite(you will never run out of room) has a large walk-in closet and the ensuite bathroom has NEW beautiful tile flooring, NEW cultured granite countertops, NEW mirrors and NEW hardware. The 2nd bathroom was additionally updated with NEW tile flooring, NEW cultured granite countertops, NEW hardware and NEW mirrors. The 3 other bedrooms are spacious. The BASEMENT has been finished and also has laminate flooring and tile floored sections. You will not need any more room as this space is open and ready for your imagination.(Prior owner's non-permitted bathroom has been removed) The YARD. Step out of the back slider onto an expansive deck which runs the length of the back of the home. You and yours will be able to spend so much time enjoying the outside of this home as it is fenced in. A six zone well fed irrigation system will keep your grass looking pristine. A shed towards the back of the property is very large and has been finished as well(being sold as-is). OTHER POINTS TO PONDER about this home: New Roof to be installed by the end of October, New Gas Stove, New Refrigerator, HVAC and water heater are less than 5 years old, new vent covers throughout the home, new blinds, newly insulated crawl and attic space, freshly painted garage and the crawlspace and attic have been freshly insulated. Offer has been accepted. Seillers still want showings for backup.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Curbs	Attached Garage	Dining Room
Stucco	Deck	Two Car	Eat In Kitchen
	Fenced Yard		Great Room
	Porch		Laundry/Utility Room
	Shed		Library/Study
	Sprinkler System		Pantry
			Recreation/Family

# Berger Realty

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InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher Disposal	Blinds Curtains	6 Ft. or More Head Room
Kitchen Center Island Storage	Gas Stove Refrigerator		Finished Full
Walk In Closet			Heated
Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas	Water Public
Sewer Public Sewer			



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