Asking \$875,000.00







34 Hartford Drive Egg Harbor Township, NJ 08234



COMMENTS

WE ARE OUT OF ATTY REVIEW. SELLER HAS REQUESTED NO MORE SHOWINGS. Are you ready to be wowed by this beautiful custom built home located in Wellington Estates. This 4 BD 3.5BA 2 story brick front home has been meticulously maintained by the seller. The 1st floor has hardwood floors throughout, a dining room, living room, study (15'7 X 11'2), sunroom (16'6 X10'0) a massive great room with a wood burning fireplace which overlooks the EIK and breakfast nook (13'6 X 12'0). The EIK has 42 inch cabinets, granite counter tops, a center island and SS appliances. There is also a large laundry room. The 2nd floor consists of the Master BD with an additional sitting room (16'4 X10'10) and a huge walk in closet. The Master Bath has dual sinks, a large walk in tiled shower and separate soaking tub. The 2nd BD has its own private bath and a walk in closet. There is also a shared Jack and Jill bathroom for the additional 2 bedrooms. The unfinished basement is an added bonus which can be finished or used for storage. Your outside features include a Free Standing Well for irrigation, a vinyl deck installed in 2020, a gorgeous In ground pool installed in 2021 and a new roof installed in 2021 with a transferable warranty. This home backs to the woods for added privacy and also has a 3 car attached garage. Showings during the week after 4:30 PM, the weekends are more flexible. This will be Subject to the Seller Finding Suitable Housing.

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Exterior	OutsideFeatures
Brick Face	Curbs
Vinyl	Deck
-	Fenced Yard
	Pool-In Ground
	Sidewalks
	Sprinkler System

ParkingGarage
Attached Garage
Auto Door Opener
See Remarks
Three or More Cars

AlsoIncluded

Blinds

Curtains

OtherRooms
Breakfast Nook
Dining Room
Eat In Kitchen
Great Room
Laundry/Utility Room
Library/Study
Pantry
Storage Attic

InteriorFeatu	res	AppliancesIncluded
Carbon	Monoxide	Burglar Alarm
Detector		Dishwasher
Cathedral Ce	eiling	Disposal
Kitchen Cent	er Island	Dryer
Security Syst	tem	Gas Stove
Skylight(s)		Microwave
Smoke/Fire A	Alarm	Refrigerator

Basement Full Unfinished





Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371/609-399-0076



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Description:

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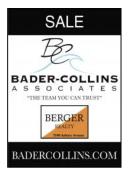
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Storage Self Cleaning Oven Walk In Closet Washer

Heating Forced Air Gas-Natural Multi-Zoned Cooling Central Multi-Zoned HotWater Gas Water Public

Sewer Public Sewer



Ask for Bader - Collins Associates Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: bca@bergerrealty.com

