

34 Hartford Drive  
Egg Harbor Township, NJ 08234

Asking \$875,000.00



**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.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Curbs	Attached Garage	Breakfast Nook
Vinyl	Deck	Auto Door Opener	Dining Room
	Fenced Yard	See Remarks	Eat In Kitchen
	Pool-In Ground	Three or More Cars	Great Room
	Sidewalks		Laundry/Utility Room
	Sprinkler System		Library/Study
			Pantry
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Burglar Alarm	Blinds	Full
Cathedral Ceiling	Dishwasher	Curtains	Unfinished
Kitchen Center Island	Disposal		
Security System	Dryer		
Skylight(s)	Gas Stove		
Smoke/Fire Alarm	Microwave		
	Refrigerator		

# Berger Realty

Since 1928



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



Storage  
Walk In Closet

Self Cleaning Oven  
Washer

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Central  
Multi-Zoned

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

