

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 •



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



✉ oc17@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



Ask for David Young
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: day@bergerrealty.com

