

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

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Smoke/Fire Alarm
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 Kathy Errickson
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: kae@bergerrealty.com

