

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       |                    |                      |

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