



**306 Sycamore Ave**  
**Egg Harbor Township, NJ 08234**

**Asking \$450,000.00**



#### COMMENTS

USDA ELIGIBLE PROPERTY! Possible GRANT MONEY available to eligible buyers. **\*\*Stunning 4-Bedroom, 2-Bath Home in Egg Harbor Township – Remodeled in 2022!\*\*** Looking for a place that feels like *\*home\** the moment you step inside? This beautifully updated gem has everything you need for comfort, style, and unforgettable gatherings! **\*\*Spacious & Cozy Living Areas\*\*** A bright, open **\*\*living room\*\*** for relaxing or entertaining. A warm and **\*\*inviting den\*\***—perfect for movie nights or quiet afternoons **\*\*Charming fireplace\*\*** to keep you cozy all winter long. **\*\*Modern Kitchen & Remodeled Bathrooms\*\*** Updated with **\*\*sleek finishes and newer appliances\*\*** Stylishly remodeled **\*\*bathrooms\*\*** with contemporary fixtures and a fresh, clean design. **\*\*Outdoor Oasis – Your Private Retreat!\*\*** **\*\*Beautiful backyard patio\*\***—ideal for dining under the stars. **\*\*Outdoor cooking area\*\***—BBQ lovers, this one's for you! **\*\*Firepits & shade\*\***—gather around the fire for cozy nights with friends and family. **\*\*Ample Parking & Convenience\*\*** **\*\*Two-car garage + driveway\*\*** with extra space for vehicles **\*\*Side gate access\*\*** for additional parking options **\*\*Prime Location\*\*** This home is perfectly situated near schools, shopping, dining, and more—offering both **\*\*convenience and tranquility\*\***. Whether you're hosting a backyard BBQ, enjoying a quiet night by the fire, or simply unwinding in your stylish living space, this home is ready to welcome you! **\*\*Schedule a showing today and see it for yourself!\*\*** Schedule your private showing today and make this gorgeous home yours! [https://youtu.be/-L9R5Y2S4\\_0](https://youtu.be/-L9R5Y2S4_0)

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Fenced Yard	Attached Garage	Den/TV Room
Vinyl	Patio	One and Half Car	Dining Area
			Eat In Kitchen
			Laundry/Utility Room
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher	Crawl Space	Forced Air
Kitchen Center Island	Dryer		Gas-Natural
Smoke/Fire Alarm	Gas Stove		
Walk In Closet	Refrigerator		
	Washer		
Cooling	Water	Sewer	
Ceiling Fan(s)	Public	Public Sewer	

# Berger Realty

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