



**7 Dawn**  
**Petersburg, NJ 08270**

**Asking \$669,000.00**




## COMMENTS

Stunning 4-bedroom, 2.5-bathroom home in the highly sought-after Sunset Acres In Petersburg section of Upper Township. This two-story gem is brimming with custom features that you'll notice the moment you step inside, from the quality woodwork, to the spacious kitchen with a large center island & stainless steel appliances, this home is designed for both style and functionality. The formal living room boasts a cozy gas fireplace, while the family room features a custom-built mantel with shiplap and another gas fireplace. The playroom, which can easily be converted back to a master suite, offers direct access to the oversized backyard with a deck and completely —perfect for entertaining! Outside landscaping features LARGE Rubber mulch playground, brand new sod and vinyl fence. Located close to Amanda's Field and just a short drive to the beaches and shopping, this home offers the perfect blend of convenience and privacy. Don't miss out on this rare opportunity!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures	ParkingGarage	OtherRooms
	Curbs	One and Half Car	Dining Area
	Deck	Attached Garage	Eat In Kitchen
	Fenced Yard		Great Room
	Shed		Laundry/Utility Room
	Sidewalks		Recreation/Family
	Sprinkler System		Primary BR on 1st floor



**Ask for Theresa Manna**  
**Berger Realty Inc**  
 160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: [tam@bergerrealty.com](mailto:tam@bergerrealty.com)

	HotWater	Water	 Sewer
Ceiling Fan(s)	Gas	Well	Septic
Central			



Appl. for Theresa Maine  
Dishwasher Crawl Space  
Dryer  
3160 Asbury Avenue, Ocean City  
Electric Stove  
Call: 609-399-0076  
Microwave  
Email to: tam@bergerrealty.com  
Refrigerator  
Washer



Sewer  
Septic