

# Berger Realty

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**3 Beaver**  
**Egg Harbor Township, NJ 08234**

**Asking \$499,000.00**



## COMMENTS

Welcome to this charming 4-bedroom, 2.5-bathroom haven in the desirable Beaver Lakes community. Just moments from Harbor Pines Golf Club, Ocean City's iconic boardwalk and beaches, and the vibrant locales of Somers Point and Linwood, this home offers both tranquility and convenience. Enjoy easy access to major shore attractions like Atlantic City, Cape May, shopping, dining, wineries, and festivals! Step inside to find modern colonial elegance, accented with Victorian details and exquisite custom trimwork throughout. The home's airy, sunlit kitchen with stainless steel appliances overlooks a sprawling backyard—ideal for entertaining or enjoying crisp Autumn mornings on the expansive deck. An inviting wrap-around porch adds southern-classic charm, and a cozy den, complete with a wood-burning fireplace, is perfect for relaxation and cozing up with a crackling fire. The large living room offers additional space to host friends and family. Unique features include a flexible room with French doors that can function as a bedroom, guest suite, office, playroom, or in-law suite. A spacious utility room provides convenient backyard access. Beautiful custom tilework enhances each bathroom, while newer flooring and custom details add a touch of chic to every space. Whether you're looking to escape to the shore or enjoy cozy nights at home, this property delivers it all!

## PROPERTY DETAILS

|                   |                |                      |                     |
|-------------------|----------------|----------------------|---------------------|
| Outside Features  | Parking/Garage | Other Rooms          | Appliances Included |
| Deck              | None           | Den/TV Room          | Dishwasher          |
| Pool-Above Ground |                | Dining Area          | Dryer               |
|                   |                | Laundry/Utility Room | Gas Stove           |
|                   |                | Breakfast Room       | Microwave           |
|                   |                | Recreation/Family    | Refrigerator        |



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