

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**103 MALIBU**  
**Egg Harbor Township, NJ 08234**

**Asking \$442,990.00**



## COMMENTS

Come see our NEW one-of-a-kind AMENITY FILLED COMMUNITY in Atlantic County offering a 7,500 Sq. Ft. Clubhouse, Outdoor Pool, Basketball Court, Playgrounds, Tennis Courts, Bike Rack & Walking Trails for your enjoyment! The Winds at Ocean Club offers New Construction Single Family homes in Egg Harbor Township, with easy access to major commuting routes situated only 2.9 miles from the Garden State Parkway, 1.4 miles from the AC Expressway, 4 quick miles to the AC Airport & only 17 miles to Ocean City's tranquil beach and boardwalk! America's #1 Homebuilder since 2002 offers the peace of mind and benefits of purchasing from a national builder, where you can experience the quality of life you've been looking for at a value you will appreciate! The Galen is a stunning, luxury new construction home featuring 2,340 square feet of living space with 4 bedrooms, 2.5 baths and a 2-car garage. This Galen Floorplan is popular for a reason! Off the entry foyer is a flex room, this space can be used as a dining room, home office or play area! This living space flows nicely into the dining area and then kitchen, which highlights a large, modern island with plenty of counter space, quartz countertops, stainless steel appliances & large walk-in pantry. Upstairs, experience the roomy owner's suite with large walk-in closet and private owner's bath. There are 3 additional bedrooms all with plenty of closet space, a hall bath with double sinks and a second-floor laundry room, which simplifies an everyday chore! Getting the yard ready has never been easier as this homesite will feature full yard sod with irrigation, sprinkler system, perfectly complimenting the property you've been looking for! \*Your new home also comes complete with our Smart Home System featuring Keywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-set Smart Plug, Look At about customizing your lighting experience with the compatible with our Smart Home System! \*\*Photos representative of as built. Adversised pricing and any current incentives may be with the See Sales Representative for details.



Ask for Joan S. Spencer  
Berger Realty, Inc.  
1330 Bay Avenue Ocean City  
Call: 609-391-1330  
Email to: jss@bergerrealty.com  
Heating: Gas-Natural Water: Public

