

# Berger Realty

Since 1928



Ocean 17  
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**105 MALIBU**  
**Egg Harbor Township, NJ 08234**

**Asking \$459,990.00**



SJSRMLS

## 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 Hayden Floorplan is a spacious two-story layout including 5 Bedrooms plus a Loft Area and 3 Full Bathrooms, featuring 2,577 square feet of living space with a 2-car garage. This Hayden is a well thought out, unique floorplan which features a First Floor Bedroom with Full Bath! Also on the main level, you'll find a versatile flex room near the foyer, perfect for a formal dining area, home office or playroom! This open living space flows into the dining area and then kitchen, which boasts an expansive island for extra sitting, 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, creative loft area 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

erty you've been looking for! \*Your new home also comes complete with m featuring a Colvy's Q Panel, Honeywell Z-Wave Thermostat, Amazon bell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about ing experience with our Deako Light Switches, compatible with Smart s representative of plan, only and may vary as such. All pricing ives call: 609-391-0500 preferred lender. See sales representatives



Ask to Colin Halliday  
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**PROPERTY DETAILS**

Heating  
Forced Air  
Gas-Natural

Water  
Public

