

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
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310 Superior Rd  
 Egg Harbor Township, NJ 08234



Asking \$519,000.00



### COMMENTS

Welcome to this new (2023) 2-story home, offering the perfect blend of modern comfort and scenic beauty. With 4 spacious bedrooms, 2.5 bathrooms plus a 2-car garage, this home has scenic lake views located in desirable Fountain Lakes. As you enter the main level, you're greeted by a welcoming foyer that leads to a bright and airy living room. The eat-in kitchen is a chef's dream, featuring a large island, a butler's pantry, and sleek quartz countertops—perfect for preparing meals or hosting gatherings. Upstairs, you'll find all 4 bedrooms, including a primary suite that offers ample space and natural light. The convenient laundry room is also located upstairs. This home overlooks a beautiful manmade lake, complete with tranquil flowing fountains and lighted walking trails, providing a serene backdrop to your daily life. The well-maintained community gazebo is a perfect spot to relax, and the location is within an excellent school district. The lush, sodded landscape is equipped with underground sprinklers for easy maintenance. Plus, you're less than 20 minutes away from the beach in Ocean City, NJ, and just a short drive to the nearby marina. With dog parks, restaurants, and shopping all within reach, everything you need is nearby. Don't miss the chance to call this beautiful property your new home!"

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Sidewalks	ParkingGarage Attached Garage Two Car	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room
		Ask for James Gray Haenn Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jgh@bergerrealty.com	Cooling 
Basement Slab	Water Public	Heating Electric Forced Air Gas-Natural	
		Sewer Public Sewer	