

# Berger Realty

Since 1928



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

**Asking \$449,990.00**



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 Deerfield gives you the features you are looking for at the price you want! You'll immediately feel at home as you enter into the spacious family room. This living space flows nicely into the dining area and then kitchen, which highlights a large, modern island. The kitchen will feature quartz countertops, white cabinetry and stainless steel appliances. Upstairs, the four bedrooms provide enough space for everyone, and the second floor laundry room simplifies an everyday chore! Need storage space? The large master bedroom closet, linen closets and a walk-in kitchen pantry will all get the job done! \*Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! \*\*Photos representative of plan only and may vary as built.

Incentives may be with the use of preferred lender. See Sales  
ails! Ask for Linda Watts

## PROPERTY DETAILS

Berger Realty Inc.  
Heating: Gas-Natural  
Water: Public  
1670 Boardwalk, Ocean City  
Call: 609-391-0500

Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

