

**210 Westgate  
Egg Harbor Township, NJ 08234**

**Asking \$720,000.00**



**COMMENTS**

\*\*\*VICTORIA ESTATES @ EHT NEW LISTING ALERT\*\*\*5 BED 2 FULL & 2 HALF BATH\*\*\*IN-GROUND SALT-WATER LINER POOL\*\*\*FULL STONE FACADE\*\*\*CUSTOM GARAGE & FRONT DOORS\*\*\*FINISHED POURED-WALL BASEMENT W/ MOVIE THEATER\*\*\*COFFERED CEILINGS\*\*\*LAUNDRY ON 2ND FLOOR\*\*\*HAND-SCRAPED WOOD FLOORING ON 1ST FLOOR\*\*\*42" CABINETS\*\*\*LARGE MUDROOM\*\*\*CALIFORNIA CLOSETS\*\*\*SAVE WITH SOLAR\*\*\*DOUBLE-OVEN\*\*\*PAVER DRIVE\*\*\*FIREPIT\*\*\*NAT GAS LINE TO GRILL\*\*\*75 GALLON POWER-VENT W/H\*\*\*3,850 SQ FT\*\*\* Sumptuous Westgate Rd~Absolutely picturesque & ornate full stone facade & paver drive that welcome you into the equally impressive interior. Incredible custom touches throughout this entire home will leave you beyond impressed! It is truly immersive to walk through this home and its fantastic features! 2 story foyer is drenched in natural light with open formal living/sitting room to right. To left, you will find a beautiful dining room. Kitchen offers granite counters, double oven and plenty of workspace along with an abundance of storage between the 42" cabinets, large pantry & adjacent mudroom that can also be bonus storage space. Adjacent family room offers soaring two story ceiling with custom windows design overlooking the in-ground salt-water pool & pool deck in back yard! (liner 5 years old) This floor also features 5th bedroom & half bath. On 2nd floor, you have large en-suite with sitting area flex space. Can be used as nursery, office, craft room and so much more! Other 3 bedrooms are all comfortably sized as are the closets & guest bath. Finished poured-wall basement offers custom movie theater boasting surround sound speakers. Plenty of other finished space as well to use for a multitude of purposes! Solar lease is fixed payment of \$118 per month. Lease inception of 10/3/2012. 15 year lease. \*\*\*HIGHEST & BEST\*\*\* Thank you all so much for your clients offers & extreme interest in this property. We are in receipt of multiple offers and calling for highest & best due by Monday March 24th @5PM. All offers will be reviewed and responded to on Tuesday evening March 25th. Please take into account contingencies, appraisal gap coverages and other scenarios to make your clients offers as strong as possible. Thank you for your time and for showing this gorgeous property!

**PROPERTY DETAILS**

Exterior Stone Vinyl	OutsideFeatures Deck Pool-In Ground Sprinkler System	ParkingGarage Two Car Attached Garage	AppliancesIncluded Dishwasher Gas Stove Microwave Self Cleaning Oven
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AlsoIncluded Blinds	Basement 6 Ft. or More	Heating Head Forced Air	Cooling Central
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# Berger Realty

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