



2506 Spruce Ave  
 Egg Harbor Township, NJ 08234

Asking \$425,000.00



### COMMENTS

Highest & Best due by Wednesday 3-20 7pm. Welcome to your dream home! This exquisite open floor plan 3-bedroom, 2.5-bathroom residence is designed for both comfort and elegance, featuring a spacious garage and front covered porch for your convenience. As you step inside, you'll be charmed by the impressive 2-story foyer that immediately welcomes you. As you move through the home you will notice this house is filled with high end upgrades. The cozy gas fireplace, complemented by stunning wood shutters, crown molding, and raised panel details, sets a warm and inviting atmosphere throughout the entirety of the home. Beautiful wood floors and artisan tiling add an extra touch of sophistication. Retreat to the luxurious primary suite, complete with a tray ceiling and recessed lighting that enhances the serene ambiance. The ample walk-in closet provides generous storage, while the en-suite bathroom is a personal oasis featuring a relaxing Jacuzzi tub, skylights that bring in natural light, and a sleek glass shower. Step outside into the expansive backyard, designed for entertaining with its charming deck, patio, gazebo, fig trees, three perennial gardens of native flowers, water lily garden with fountain and plenty of room for a pool and fenced perimeter. Whether you're hosting summer barbecues or enjoying quiet evenings under the stars, this outdoor space is perfect for all occasions. Additionally, the full partially finished, soundproofed basement presents a wealth of possibilities, from a playroom, home theater, podcasting studio to a home gym or extra storage. Practical features enhance the home's appeal, including an extended life roof, convenient mudroom with utility sink off the garage entrance and direct access to the yard from the garage, recessed lighting, ceiling fans for added comfort, exterior lighting, tilt-in windows for easy cleaning, garage door opener, wired internet ports in almost every room and smart home automation and irrigation system to simplify your life. This home is more than just a place to live; it's a sanctuary that offers style, comfort, and endless possibilities. Don't miss out on making your community yours. Opportunity exists to purchase the home furnished (indoor and out) along with all appliances including two refrigerator/freezers and one standalone freezer) and have a turnkey transition to your new home, just unpack your clothes and start living.

### PROPERTY DETAILS

Parking	Garage	Basement	Heating
Two Car		Full	Forced Air
Attached Garage		Partially Finished	

Water	Sewer
Public	Public Sewer

