



**419 Boston Ave  
Egg Harbor Township, NJ 08234**

**Asking \$350,000.00**



**COMMENTS**

\*\*\*EGG HARBOR TOWNSHIP NEW LISTING ALERT\*\*\*3 BED 1 BATH\*\*\*CHARMING RANCHER\*\*\*BEAUTIFULLY UPDATED THROUGHOUT\*\*\*GORGEOUS NATURAL LIGHT\*\*\*NEWER WINDOWS, HVAC, WATER HEATER\*\*\*ATTACHED 1 CAR GARAGE\*\*\*1,059 SQ FT\*\*\*TAXES \$4,898\*\*\* Charming and beautifully maintained, this 3-bedroom, 1-bathroom rancher sits on an oversized ~0.35-acre lot and has been lovingly cared for by the original owner. With modern updates, abundant natural light, and a seamless floor plan, this home is move-in ready. The inviting living and dining area offers an open layout filled with natural light, creating a bright and airy atmosphere. The kitchen features tile flooring, wood cabinets with dovetail drawers, and sleek black appliances. Off the kitchen, the laundry and mechanical room provides easy access to a brand-new furnace and water heater (installed in 2024). From there, step into the peaceful three-season room, a perfect space for relaxing with deck flooring, abundant light, and backyard views. This home also includes three spacious bedrooms with ample closet space, a full bathroom, and an attached one-car garage. With newer windows, HVAC, and water heater, the home offers efficiency and modern comfort. A security system with window sensors and a private well for irrigation add extra convenience. Located near Harbor Pines Golf Club, Egg Harbor Township Nature Reserve, shopping, dining, and more, this home offers a fantastic location with easy access to everything you need.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
	Sprinkler System	One Car	Security System
	Ask for Lori McCloskey		Smoke/Fire Alarm



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Gas	Public	Public Sewer