









307 Arlington Egg Harbor Township, NJ 08234

Asking \$829,750.00



COMMENTS

307 ARLINGTON COURT, BALLENGER WOODS - A DREAM HOME IN A PARK-LIKE SETTING! Imagine coming home to a magnificent 4,068 square-foot residence (plus full basement & 3 car garage), nestled on 1.342 acres of wooded and professionally landscaped grounds. INSIDE, this exceptional property offers spacious, comfortable living & incredible outdoor enjoyment. The Greenbriar Grande model by Chuisano, is a thoughtfully designed home that exceeds expectations. The spacious layout includes 4 bedrooms and 3.5 bathrooms, providing ample room for family members and guests. Its living & dining room are divided by decorative columns, and near them you\'ll find a sunroom and an office. The large 2-story family room with firelplace, is bathed in natural light. High ceilings and large windows offer stunning views of the backyard landscape, bringing the beauty of the outdoors inside. An oversized kitchen is an entertainers dream, featuring stainless steel appliances, 42\" cabinetry with crown tops, and a large center island. The adjacent formal dining room is ideal for hosting dinner parties or holiday gatherings. The primary suite will be your "retreat," complete with an adjacent sitting room (now an artist studio), ensuite bathroom and a walk-in closet. The additional bedrooms are generously sized, featuring a \"junior\" primary suite, and two others that share a jack & jill bathroom. OUTSIDE, its deep, tree-lined driveway leads to a spacious 3-car garage with an oversized parking area. It\'s ideal for a basketball court, a street hockey goal or other similar activity. The park-like setting of this property features an oversized deck, with durable composite surface planks, for outdoor gatherings and relaxation. Imagine hosting summer barbecues or enjoying your morning coffee while surrounded by the beauty of nature. Adjacent to the deck, a hardscaped patio with a firepit assures many cozy evenings under the stars. Possibly one of this home's best features is the fenced inground swimming pool, complete with a poolhouse/cabana. An extensive irrigation system on its own well, keeps your beautiful yard lush and in full bloom! SURROUNDINGS include a nearby bike path from Ballenger Woods connects you to elementary schools, Castle playground, a municipal dog park, baseball /football/lacrosse fields, a BMX course, street hockey rinks, and the public library -- all ensuring that children and adults alike have plenty of recreational options. For nature enthusiasts, the EHTwp Arboretum & Nature Reserve is just a stonel's throw away. When you\'re in the mood for a day at the beach, Ocean City is just a 15-minute drive away.

	PROPERTY DETAILS	
Exterior	OutsideFeatures	ParkingGara
Stone	Cabana	Three or Mo
Stucco	Deck	Attached Ga
Vinyl	Fenced Yard	Auto Door C
	Pool-In Ground	

ParkingGarage Three or More Cars Attached Garage Auto Door Opener

OtherRooms **Breakfast Nook** Den/TV Room **Dining Room** Eat In Kitchen





Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com

AlsoIncluded

Blinds

Curtains

Drapes

Shades

HotWater

Gas



Sprinkler System

AppliancesIncluded

Dishwasher

Gas Stove

Microwave

Refrigerator Self Cleaning Oven

Washer

Cooling

Central

Multi-Zoned

Dryer

Great Room Laundry/Utility Room Library/Study Pantry Recreation/Family

Basement 6 Ft. or More Head Room Full Masonry Floor/Wall Unfinished

Water Public Well

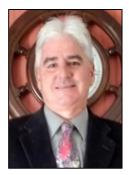
Kitchen Center Island Smoke/Fire Alarm Walk In Closet

InteriorFeatures

Cathedral Ceiling

Heating Forced Air Gas-Natural Multi-Zoned

Sewer Septic



Ask for John Tonkinson Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jtn@bergerrealty.com

