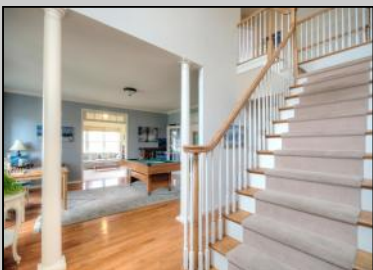


**307 Arlington**  
**Egg Harbor Township, NJ 08234**

**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 fireplace, 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 stone'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	ParkingGarage	OtherRooms
Stone	Cabana	Three or More Cars	Breakfast Nook
Stucco	Deck	Attached Garage	Den/TV Room
Vinyl	Fenced Yard	Auto Door Opener	Dining Room
	Pool-In Ground		Eat In Kitchen

# Berger Realty

Since 1928



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## Sprinkler System

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

Interior Features  
Cathedral Ceiling  
Kitchen Center Island  
Smoke/Fire Alarm  
Walk In Closet

Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Also Included  
Blinds  
Curtains  
Drapes  
Shades

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

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Central  
Multi-Zoned

Hot Water  
Gas

Water  
Public  
Well

Sewer  
Septic

