

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
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609-391-0500



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**312 Poplar**  
**Egg Harbor Township, NJ 08234**

**Asking \$1,240,000.00**



## COMMENTS

Experience breathtaking skies and incredible views of Patcong Creek! This 6 Bedroom, 4 Bath home has been fully remodeled and is ready for your enjoyment! From the moment you step inside, you'll marvel at the all-new real wood finishes through out the house that exudes timeless elegance and durability. The open-concept main level features a smooth flow from indoor to outdoor living, ideal for entertaining. Vaulted ceiling and oversized windows offers stunning views from the living room, dining area & kitchen. The new luxury custom kitchen is highlighted with a large center island and stands out with a sleek waterfall counters, full quartz slab backsplash, custom hidden pantry, and black stainless-steel built-in appliances creating a perfect gathering spot. Step outside the expansive deck with access to the in-ground pool providing magnificent water views and tons of additional living area for family & friends. Recent updates to the home include new roof, new siding, new gutters, new flooring, new doors and trims, new steps, new custom tiles bathrooms with modern finishes, full body showers and various other updates including new plumbing, new electrical, new HVAC system, on-demand tankless water heater, and new septic system. New asphalt driveway being installed. Black siding being replaced due to dents. This home is the perfect blend of luxury, convenience, and modern living. Don't miss the opportunity to make it your own.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Deck Fenced Yard Pool/Hot Tub	Parking/Garage Attached Garage Two Car	Other Rooms Eat In Kitchen Great Room Laundry/Utility Room Loft
	<b>Ask for Colin Halliday</b> <b>Berger Realty Inc</b> <b>1670 Boardwalk, Ocean City</b> <b>Call: 609-391-0500</b> <b>Email: <a href="mailto:ceh@bergerrealty.com">ceh@bergerrealty.com</a></b>		
	Appliances Included Dishwasher Microwave Refrigerator	Basement Crawl Space	
	Ceiling Fan(s) Central Wall Units	Hot Water Gas Water Public Sewer Septic	