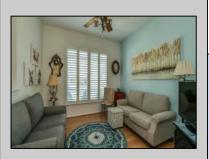
## Asking \$419,900.00

## 81 Burnside Egg Harbor Township, NJ 08234













## **COMMENTS**

Welcome to Village Grande at Little Mill offering The Brookhaven Model in a distinguished active adult community located in Egg Harbor Township. This attractive ranch-style residence offers an exceptional opportunity for potential homeowners. In the past two-three years, significant upgrades have been made to the property, including a new roof and 6-inch rain gutters system, other improvements feature a tankless water heater (Navien) and a state-of-the-art heating and cooling system with advanced filtration capabilities multi-speed top-rated (Carrier) Upon entering, you are greeted by a ceramic-tiled foyer that leads into a large open living room and dining room with nine-foot ceilings recessed lighting and a cozy built-in gas fireplace, this area is bright and sunny, from French doors leading to a concrete patio with electric retractable awning. The bright kitchen is equipped with granite countertops new hardware and top-of-theline(Samsung) stainless steel appliances with 42\" kitchen cabinets. The spacious primary suite features multiple closets including a walk-in closet a generously sized primary bathroom handicapped equipped. Other highlights of this residence include a laundry room with a Maytag washer and gas dryer, as well as a two-car garage providing ample storage and shelving. The community is managed by a homeowners\' association (HOA) fee, which covers landscaping and snow removal services while granting access to exceptional amenities, including a clubhouse, indoor and outdoor swimming pools, tennis courts, a fitness center, and more. To view a detailed list of upgrades, please download it from the Associated Documents

Doddinonto.			
	PROPERTY DETAILS		
Exterior Vinyl	OutsideFeatures Handicap Access Sidewalks Sprinkler System	ParkingGarage Two Car Attached Garage	OtherRooms Breakfast Nook Den/TV Room Dining Room Pantry Storage Attic

**Basement** 

Slab

InteriorFeatures AppliancesIncluded AlsoIncluded Blinds Carbon Monoxide Disposal Dishwasher Curtains Detector Handicap Features Dryer Drapes Skylight(s) Gas Stove Fireplace Equipment Smoke/Fire Alarm Microwave

> Refrigerator Self Cleaning Oven

Walk In Closet





Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



info@bergerrealty.com

output

Description:

material comparison of the compar

Washer

Heating Forced Air Gas-Natural Cooling Attic Fan Ceiling Fan(s) Central Electric

HotWater Tankless-gas Water Public

Sewer Public Sewer



Ask for George Cash Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

