



**81 Burnside**  
**Egg Harbor Township, NJ 08234**

**Asking \$419,900.00**



**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-the-line(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.

**PROPERTY DETAILS**

|                   |                    |                     |                |
|-------------------|--------------------|---------------------|----------------|
| Exterior          | OutsideFeatures    | ParkingGarage       | OtherRooms     |
| Vinyl             | Handicap Access    | Two Car             | Breakfast Nook |
|                   | Sidewalks          | Attached Garage     | Den/TV Room    |
|                   | Sprinkler System   |                     | Dining Room    |
|                   |                    |                     | Pantry         |
|                   |                    |                     | Storage Attic  |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded        | Basement       |
| Carbon Monoxide   | Disposal           | Blinds              | Slab           |
| Detector          | Dishwasher         | Curtains            |                |
| Handicap Features | Dryer              | Drapes              |                |
| Skylight(s)       | Gas Stove          | Fireplace Equipment |                |
| Smoke/Fire Alarm  | Microwave          |                     |                |
| Walk In Closet    | Refrigerator       |                     |                |
|                   | Self Cleaning Oven |                     |                |

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