



331 Vienna Ave
Egg Harbor City, NJ 08215

Asking \$874,999.00



COMMENTS

Nestled in a peaceful and private setting, this meticulously renovated 5-bedroom, 3-bathroom home, spanning 3,118 square feet, offers an exceptional blend of comfort, elegance, and functionality. Upon entering, you are greeted by an inviting open-concept dining and kitchen area, anchored by a charming wood-burning fireplace. The gourmet kitchen, fully renovated from floor to ceiling, provides generous storage and counter space, perfect for culinary enthusiasts. Equipped with high-end finishes and brand-new modern appliances, it serves as an ideal space for both intimate meals and entertaining guests. The fifth bedroom, located on the main floor, provides versatility and can easily serve as a home office or guest room. The formal living room exudes sophistication, featuring built-in bookcases, recessed lighting, vaulted ceilings, and expansive windows that allow for an abundance of natural light. This room offers a peaceful retreat for relaxation, whether you're enjoying a movie with family, reading by the warmth of the fire, or hosting a game night by the custom-built bar and wall-mounted TVs. Upstairs, you'll find four generously sized bedrooms, each offering ample closet space and serene views of the surrounding landscape. Additionally, a second sitting area is perfect for reading, crafting, or creative pursuits. Step outside to your private oasis; complete with stamped concrete leading to a cozy fire pit area—ideal for relaxing evenings under the stars, roasting marshmallows, and creating lasting memories. A custom-built greenhouse with a watering system, electricity, and work tables provides a perfect space for growing flowers or vegetables. Tucked behind massive pine trees is a 30 X40 pole barn, featuring two garage doors, two-way entry, 220 plug and plenty of windows to feel the cool breeze while watching a peaceful sunset. The pole barn provides endless possibilities for customization, whether as a workshop, car space, home gym, art studio, or additional guest accommodations. This home sits on a well-maintained, 5 acre lot, harmonizing luxury living with outdoor enjoyment. Whether hosting gatherings, unwinding in solitude, or embracing the natural beauty surrounding the property, this residence offers an unparalleled lifestyle. Located conveniently with easy access to major highways, trendy restaurants, shopping centers, and charming boutiques, this exceptional property won't last long.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Porch	None	Breakfast Nook
Vinyl	Sidewalks		Dining Room
			Library/Study
			Loft
			Pantry
			Recreation/Family

Berger Realty

• Since 1928 •



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



Storage Attic

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Curtains	Partial
Cathedral Ceiling	Dryer	Fireplace Equipment	Unfinished
Skylight(s)	Gas Stove		
Smoke/Fire Alarm	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Trash Compactor		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Attic Fan	Tankless-gas	Private
Gas-Propane	Ceiling Fan(s)		Well
Wood	Central		
	Multi-Zoned		
Sewer			
Private			
Septic			



Ask for Cassidy Fletcher
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: crf@bergerrealty.com

