

# Berger Realty

Since 1928



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407 Rustic  
Egg Harbor Township, NJ 08234

Asking \$499,999.00



## COMMENTS

Welcome to beautiful Meadow Run Estates. Pride of ownership shows throughout this pristine property. The front and back yards are professionally landscaped with beautifully maintained gardens, shrubbery, and a complete sprinkler system to keep everything lush and green. An impressive two-story foyer welcomes you as you enter the home. The first floor features elegant tile flooring throughout. The eat-in kitchen is complete with granite countertops and stainless steel appliances—perfect for everyday living and entertaining. The spacious living room, with its cozy gas fireplace, offers warmth and comfort on chilly nights. Upstairs, the master bedroom boasts a vaulted ceiling and a generous California walk-in closet. In December 2023, a brand-new roof with two skylights was added, bringing in natural light and enhancing the home's modern appeal. The full-size, unfinished basement provides plenty of extra space for storage, a gym, or a future rec room. Additional highlights include a tankless water heater, a smart thermostat for efficient climate control, and central air with gas heating. The laundry room is well-equipped for convenience and functionality. Outside, the pool is beautifully maintained and ready for summer enjoyment. The property also features a two-car garage with automatic doors, offering protection and ease of access. All of this is located in a fantastic neighborhood. It's rare to see a home for sale in this sought-after community—don't miss your chance to make it yours!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Patio Pool-Above Ground	Parking/Garage Two Car	Other Rooms Dining Room Eat In Kitchen Laundry/Utility Room
	Ask for Evelyn "Evie" Schweibinz Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: <a href="mailto:ems@bergerrealty.com">ems@bergerrealty.com</a>		
	Appliances Included Dishwasher Disposal	Basement Full Unfinished	
	Gas Stove Microwave Refrigerator Self Cleaning Oven Washer		
Cooling Central	Hot Water Tankless-gas	Water Public	Sewer Public Sewer