



**220 Ivy**  
**Egg Harbor Township, NJ 08234**

**Asking \$499,000.00**



#### COMMENTS

Welcome to this PROFESSIONALLY designed home in the newest section of The Village Grand at English Mill, Egg Harbor Township! This STUNNING 2-bedroom, 2-bath ranch-style gem boasts an array of CUSTOM upgrades and MODERN elegance. Head inside to discover wide plank, hand-scraped wood floors in the main living areas complemented by new carpet in the bedrooms. The INVITING foyer, adorned with wainscoting, sets the tone for the thoughtful CRAFTSMANSHIP throughout. The heart of the home is the GOURMET kitchen, featuring granite countertops, 48" tall cabinets, a custom glass tile backsplash, and stainless steel GE Profile appliances, including a counter-depth refrigerator. Enjoy casual meals at the breakfast peninsula with stools or in the bright breakfast room. The SPACIOUS living room, warmed by a custom-built stone fireplace, is perfect for cozy evenings. Retreat to the primary bedroom, complete with a walk-in California Closets for ultimate organization. The VERSATILE den, with French doors, offers flexibility as a potential 3rd bedroom (with a queen-size sleeper sofa) or home office. Outside, the extended paver back patio, custom pergola, and METICULOUSLY designed planters create a serene OASIS, enhanced by a dozen added evergreens and pines for year-round privacy. The front walk and porch, also finished with pavers, add curb APPEAL. A 2-car attached garage provides ample STORAGE and convenience. Jam-packed with UPGRADES, this home leaves nothing to be desired. From the custom California Closets to the professionally landscaped grounds, every detail has been carefully curated. Perfectly situated in a prime Egg Harbor Township location, this move-in-ready masterpiece is ready to welcome you home. INCREDIBLE Adult Community with FANTASTIC amenities such as a clubhouse, outdoor POOL, tennis, and pickleball courts. PERFECTLY situated near Garden State Parkway, casinos, premier golf courses, Renault Winery, BEACHES, and Storybook Land!

#### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	AppliancesIncluded
Vinyl	Attached Garage	Den/TV Room	Dishwasher
	Auto Door Opener	Dining Area	Disposal
	Two Car	Dining Room	Dryer
		Eat In Kitchen	Gas Stove
		Laundry/Utility Room	Microwave
			Refrigerator
			Self Cleaning Oven
			Washer
AlsoIncluded	Basement	Heating	Cooling
Blinds	Slab	Forced Air	Ceiling Fan(s)

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Curtains  
Shades

Gas-Natural

Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer

Ask for Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [dmd@bergerrealty.com](mailto:dmd@bergerrealty.com)

