



**17 Eagles**  
**Swainton, NJ 08210**

**Asking \$1,595,000.00**



#### COMMENTS

Welcome to 17 Eagles Way—An Extraordinary Estate next to Union League National, Just Minutes from Avalon. Discover a truly exceptional residence in one of Cape May County's most prestigious neighborhoods—where luxury, elegance, and craftsmanship come together in spectacular fashion. Set on a full acre of meticulously manicured grounds, this magnificent home makes a commanding first impression with its grand scale, refined design, and flawless landscaping. Nestled on a quiet street surrounded by other stately homes, 17 Eagles Way offers the perfect blend of privacy, prestige, and year-round convenience. Situated directly next to Union League National Golf Course and just five short minutes to the beaches of Avalon, this is more than a home—it's a lifestyle. From the moment you arrive, the curb appeal is undeniable. A sweeping circular driveway leads to a two-and-a-half-car garage and a stately porte-cochere for convenient arrivals and departures. Nearly every inch of this property is impeccably maintained. Step through the front door into a grand foyer that introduces the home's impressive scale. The spacious living room offers direct access to the spectacular rear yard and pool area. Just off the living room, a sunken bar with dual pass-through windows connects to a five-seat swim-up bar in the resort-style inground pool—perfect for summer entertaining. To the right of the foyer, the formal dining room features hardwood floors, oversized windows, and room to host everything from Thanksgiving dinners to formal gatherings. To the left, you'll find a generously sized guest bedroom and one of the home's four full bathrooms. The Master suite is a sanctuary unto itself, complete with hardwood flooring, a dual-sided natural gas fireplace, private access to the pool deck, and a walk-in closet with custom built-ins. The spa-like master bath is finished in ceramic tile and includes a massive walk-in shower with dual rain heads, six body sprays, seamless glass doors, and a luxurious jetted tub. The heart of the home is a massive chef's kitchen outfitted with cherry cabinetry, stainless steel appliances, and a six-burner Jenair natural gas range. A breakfast nook overlooks the backyard oasis, while the adjacent family room includes the first of two powder rooms—with an exterior entrance ideal for beachgoers or pool guests. Upstairs, a second living area offers the perfect hangout space for kids or guests. Two bedrooms share a Jack-and-Jill bathroom and open to a private second-floor deck with sweeping golf course views. A third upstairs bedroom includes an en-suite bath accessible from the hallway or sitting area. Back on the main level, the large laundry room leads to the oversized garage and a finished basement that elevates the home's entertainment potential. The custom movie theater includes six leather recliners (with personal trays and near full-recline), drink warmers and coolers, and a professional projection screen for the ultimate viewing experience. Also downstairs: a private powder room with easy access to the pool, an operational cedar sauna, a potential gym or flex room, and an office. Homes of this caliber rarely hit the market—especially ones offering direct golf course views and such close proximity to the finest beaches on the New

# Berger Realty

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Jersey shore. Adjacent 1 acre lot is also available for sale. 19 Eagles way can be added to this property to create a one-of-a-kind estate. Don't miss your chance to own a legacy property just five minutes from Avalon—one of the most coveted beach towns on the East Coast.

## PROPERTY DETAILS

|                                                                                                                                           |                                                                                                                                                                                                                                      |                                                                                                        |                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                         | OutsideFeatures<br>Patio<br>Deck<br>Grill<br>Fenced Yard<br>Cable TV<br>In Ground Pool<br>Whirpool/Spa<br>Sprinkler System                                                                                                           | ParkingGarage<br>Garage<br>2 Car<br>Attached<br>Auto Door Opener<br>Concrete Driveway<br>4 car parking | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Storage Attic<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Bar<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Tile Flooring<br>Generator | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Central Vacuum<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel<br>appliance<br>Generator | AlsoIncluded<br>Rugs<br>Partial Furniture<br>See Remarks                                               | Basement<br>Full<br>Finished<br>Outside Entrance<br>Inside Entrance<br>Plumbing<br>Heated<br>See Remarks                                                                                          |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                                                                                       | Cooling<br>Central Air Condition<br>Multi Zoned                                                                                                                                                                                      | HotWater<br>Gas- Natural                                                                               | Water<br>Well                                                                                                                                                                                     |
| Sewer<br>Septic                                                                                                                           |                                                                                                                                                                                                                                      |                                                                                                        |                                                                                                                                                                                                   |



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