

**15 Cedardale**  
**Lower Township, NJ 08251**

**Asking \$704,990.00**



**COMMENTS**

Cape May County's Newest Community Now Selling FAST - Shawmount Village features 20 new single family ranch style homes in the heart of Lower Township, NJ within walking distance to beautiful bay views and the serene Cape Island area to enjoy nature trails and wildlife observation! Own a luxury, new construction ranch home with all upgrades included, in close proximity to Jersey Shore Beaches! The Bristol features 2,443 square feet of living space, 3 bedrooms, a Flex Room, a Finished Loft, 3 bathrooms and a 2-car garage. Look no further than the Bristol for the convenience of first floor living! The foyer welcomes you in past a large bedroom and flex room, you decide how this space functions! The eat-in kitchen boasts soft-close cabinetry and an oversized quartz island - perfect for prep work, entertaining and casual dining. It flows effortlessly into the open living room with fireplace and dining area. The owner's suite is off the main living area and features a spacious bathroom and huge walk-in closet that has a door into the laundry room – simplifying an everyday chore! A finished, second story loft comes completed on the Bristol plan that features a full bedroom, bathroom and hang out area upstairs, the perfect space for any guests staying with you to retreat to! \*Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! \*\*Interior photos representative of plan only and may vary as built. \*\*Now offering closing cost incentives with use of preferred lender. Contact Sales Representative for details and to book your appointment today!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Enclosed/Covered	Garage	Living Room
	Patio	2 Car	Dining Room
	Porch	Attached	Kitchen
			Eat-In-Kitchen
			Dining Area
			Pantry
			Laundry/Utility Room
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	Basement	Heating
Fireplace- Gas	Range	Slab	Gas Natural
Walk in Closet	Oven		

# 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)



Tile Flooring  
Vinyl Flooring  
Kitchen Island

Microwave Oven  
Dishwasher  
Stove Natural Gas

Cooling  
Central Air Condition

HotWater  
Gas- Natural

Water  
Public

Sewer  
Public



Ask for Sheilah Baran  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [sdb@bergerrealty.com](mailto:sdb@bergerrealty.com)

