



218 Mallard  
Egg Harbor Township, NJ 08232

Asking \$315,000.00



### COMMENTS

Experience the ease of townhome living in Bayport on Lakes Bay! This exceptional residence provides a resort-style lifestyle by placing the clubhouse, pool, and fitness center just steps away from your doorstep. Boasting four bedrooms, two full baths, and two half baths, this spacious home spans over 1850 square feet across three levels. On the ground floor, a roomy bedroom with a half bath and sliding doors leading to the back patio welcomes you. The second floor unveils an expansive living/dining area, a convenient half bath, and an open eat-in kitchen with granite countertops and stainless-steel appliances. Sliders open to a lovely deck, perfect for outdoor enjoyment. The third level offers a generous primary bedroom with a walk-in closet and a full ensuite bathroom featuring a double vanity. Two additional bedrooms sharing a full bath complete the top floor. Association fees cover clubhouse access, an in-ground heated outdoor pool, a modern fitness center, fire/flood insurance, snow removal, landscaping, and exterior maintenance. Enjoy seamless access to the bay for water activities and the convenience of being centrally located with easy access to Atlantic City entertainment and all shore points with its pristine beaches!

### PROPERTY DETAILS

| Exterior | ParkingGarage | OtherRooms     | InteriorFeatures    |
|----------|---------------|----------------|---------------------|
| Stone    | One Car       | Dining Area    | Foyer               |
| Vinyl    |               | Eat In Kitchen | Pets Allowed        |
|          |               |                | Wall to Wall Carpet |
|          |               |                | Water               |
|          |               |                | Public Water        |



Ask for Leon Grisham  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

