

172 Pine  
Egg Harbor Township, NJ 08234

Asking \$499,999.00



**NEW CONSTRUCTION**  
**CUSTOM HOME FOR SALE**

James Hardie Siding, PVC exterior trim, granite countertop  
Tile bathrooms with engineered flooring thought out.

- 4 BEDROOM
- 2 1/2 BATH
- 2040 SQ/FT

SJSRMLS

**COMMENTS**

LATE SUMMER DELIVERY! Prepare to embark on a journey of bespoke luxury with this stunning Craftsman-style colonial to be built at 172 Pine Avenue, Egg Harbor Township, NJ. Set against a backdrop of natural splendor, this exquisite residence promises to be a masterpiece of architectural finesse and modern comfort. Spanning 2,040 square feet, this home will feature 4 bedrooms, 2.5 bathrooms, and an attached 2-car garage, all situated on a sprawling 1-acre lot. With front renderings included, envision the grandeur and elegance that awaits as you step through the welcoming entrance. Crafted with the finest materials and meticulous attention to detail, the exterior showcases James Hardie Lap with PVC siding, complemented by Timberline shingles and a metal porch accent roof. These elements combine to create a timeless aesthetic that seamlessly blends into the serene surroundings of Pine Avenue. Inside, the interior will exude sophistication, with soaring ceilings and engineered flooring throughout. The chef's kitchen will be a culinary haven, featuring granite countertops, tiled flooring, and a spacious island perfect for both meal preparation and casual dining. Escape to the comfort of the carpeted bedrooms, offering plush tranquility and ample space for relaxation. The tiled bathrooms will provide a spa-like retreat, complete with modern fixtures and elegant finishes. With the buyer having the opportunity to make selections, imagine personalizing every detail to suit your unique taste and style. Delivery in just four months from contract ensures that your vision will soon become a reality. Outside, the property will offer a serene setting, backing to tranquil trees and providing a sense of privacy and seclusion. Whether enjoying a morning coffee on the front porch or hosting gatherings on the expansive deck, this home will provide the perfect backdrop for creating cherished memories with family and friends. Conveniently located close to parkway entrances/exits, grocery stores, and shopping, this home will offer the perfect balance of tranquility and accessibility. Embrace the opportunity to elevate your lifestyle and immerse yourself in the serenity of Pine Avenue. Your dream home awaits – envision it, customize it, and make it your own.

**PROPERTY DETAILS**

Exterior Vinyl	ParkingGarage Attached Garage Two Car	OtherRooms Dining Room Great Room	InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Walk In Closet
AppliancesIncluded Dishwasher	Heating Forced Air	Cooling Central	HotWater Electric

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Disposal  
Microwave  
Self Cleaning Oven

Gas-Natural

Water  
Well

Sewer  
Septic



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jkh@bergerrealty.com](mailto:jkh@bergerrealty.com)

