



**32 Country Birch Ln  
Egg Harbor Township, NJ 08234**

**Asking \$179,900.00**



SJSRMLS

### COMMENTS

Step into secluded LUXURY with this conveniently located corner unit condo! This one bedroom, one bath condominium will turn you into a tranquil homebody as you see the sunset over the trees from your second story private balcony. Pack your bags and prepare to be the envy of the town! This unit is freshly painted and adorned with waterproof luxury vinyl plank flooring throughout and is tastefully illuminated with customizable recessed lighting to match your mood & decor. Your galley style kitchen is fully equipped with brand new stainless steel appliances, well crafted cabinetry and beautiful white quartz countertops. When you are ready to wash your troubles away, enjoy your brand new vanity and Whirlpool washer & dryer just steps away from your bedroom door. Unwind & rest your head in your wide open spacious bedroom with TWO closets to keep all of your belongings neatly tucked away. There is no shortage of storage in this unit with a closet just across the hall and another with potential to be the perfect pantry. There is also a private bonus storage space right next to the front door for your outdoor and seasonal items. Rest assured, it isn't all about the look! This unit has been cleaned & serviced inside & out and is safely nestled under a new roof. When you're ready to breathe in some fresh air, take a brisk walk to the pool, tennis courts, or clubhouse. If you're looking for more of a getaway, you're less than 5 minutes from the expressway and less than 10 minutes from the airport. You're surrounded by some of the best restaurants in town, as well as multiple shopping centers, casual dining, & countless retail stores! A quick 20 minute trip to the beach is enough to make your friends jealous. Don't hesitate, this won't last long! (Disclaimer: The images in this

been digitally enhanced for aesthetic purposes and may contain virtual  
accurately represent the property in it's best light and recommend viewing  
to make an informed decision.)

### PROPERTY DETAILS

1670 Boardwalk, Ocean City  
Parking Garage Other Rooms  
No Call: 609-391-0500

Email to: lrc@bergerrealty.com



Hot Water  
Electric

Water  
Public Water



Public Sewer