



**4 Princeton Ave**  
**Egg Harbor Township, NJ 08234**

**Asking \$575,000.00**



**COMMENTS**

If privacy is what you are seeking and room to grow as a family, this home is a perfect fit. Hidden Gem in EHT tucked away on a PRIVATE AND PEACEFUL CUL DE SAC LOCATION! This custom-built well-appointed home sits on over 2 acres of land and provides the perfect setting for the growing family and nature enthusiasts! Set back from the road with a drainage basin on the left side (no neighbor) and trees surrounding you, this home features a first-floor in-law suite (or junior master right off the main entry). In addition, the first-floor boasts two functional living spaces: one inviting GREAT room with cathedral ceilings as well as fans and accented with a built-in gas log fireplace and connected to the rear deck via double sliding doors (with an automatic metal security safety gate) and second space perfect to entertain for the holidays, special occasions or maybe a home office facing the front of the property, right off the dining room. There is a sun lit, eat in kitchen with center island and solid wood cabinets. Conveniently located, the powder room and laundry room are right off the main foyer (bright cathedral ceiling), leading to the attached mud room with tons of cabinetry for storage. The 2nd floor offers center hall bathroom with tub, 2 generous size bedrooms and Master suite with a walk-in closet, soaking tub, and separate sitting/tv room. Includes a whole house GENERAC generator to provide uninterrupted power in the event of an outage. The property extends to the back wooded area where you can enjoy nature or check with the city for their agricultural zoning laws. The home is zoned Residential and Agricultural. The purpose of the Residential-Agricultural (RA) District is to provide for a district in which the principal use of the land is for low-density residential and agricultural purposes. This district is designed to encourage the preservation and provide protection of agricultural, forestry, and limited extraction. So much to enjoy on Princeton Ave. Don't miss the opportunity! There is an excepted offer with contingencies.

**PROPERTY DETAILS**

|                  |                        |               |                      |
|------------------|------------------------|---------------|----------------------|
| Exterior         | OutsideFeatures        | ParkingGarage | OtherRooms           |
| Vinyl            | Deck                   | None          | Dining Room          |
|                  | Shed                   |               | Eat In Kitchen       |
|                  |                        |               | Great Room           |
|                  |                        |               | In-Law Quarters      |
|                  |                        |               | Laundry/Utility Room |
|                  |                        |               | Recreation/Family    |
|                  |                        |               | Storage Attic        |
| InteriorFeatures | AppliancesIncluded     | AlsoIncluded  | Heating              |
| Carbon           | Monoxide Burglar Alarm | Blinds        | Gas-Natural          |
| Detector         | Dishwasher             |               |                      |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



|                       |                    |
|-----------------------|--------------------|
| Cathedral Ceiling     | Dryer              |
| Kitchen Center Island | Gas Stove          |
| Security System       | Microwave          |
| Smoke/Fire Alarm      | Refrigerator       |
| Storage               | Self Cleaning Oven |
| Walk In Closet        | Washer             |

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

HotWater  
Gas

Water  
Well

Sewer  
Septic



Ask for F. Evans Campbell  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [fec@bergerrealty.com](mailto:fec@bergerrealty.com)

