



**23 Gardenia**  
**Egg Harbor Township, NJ 08234**

**Asking \$520,000.00**



**COMMENTS**

Welcome to this meticulously maintained 8-year-old modern home, offering the perfect combination of functionality, style, and space. Featuring 4 bedrooms, 2.5 bathrooms, and a versatile flex room, ideal for a home office, playroom, or creative space. Sale includes fully paid solar (valued at \$75,000) - paid off at closing and ready to deliver instant energy savings. This property is designed to meet all your needs. The open-concept kitchen is a true standout, boasting granite countertops, an eat-in island, abundant counter space, and high-end stainless-steel appliances, making it perfect for everyday living and entertaining. The primary suite serves as a luxurious retreat with a walk-in closet and a spa-like bathroom, featuring a double vanity and a spacious shower. Step outside to a generously sized backyard, offering endless possibilities for outdoor living. The space features a sleek floating patio, perfect for hosting large gatherings, relaxing with loved ones, or simply enjoying the tranquility of your private oasis. The expansive yard provides ample room for a garden, play area, or even future enhancements like a fire pit or pool, while the fencing ensures safety and privacy. The two-car garage adds both convenience and storage, making it easy to accommodate vehicles, tools, bikes, or seasonal décor. Additionally, this home is equipped with solar panels, offering an eco-friendly energy solution and significant savings on utility costs. Located in a peaceful cul-de-sac, this home is centrally located with easy access to restaurants, shopping centers, recreational facilities, and major highways, making it an ideal spot for both work and play. Whether you're hosting a lively dinner party or creating lasting memories with loved ones, this home is designed to suit your lifestyle. Now is your chance to call this stunning house your new home!!!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	See Remarks	Den/TV Room
	Fenced Yard	Two Car	Dining Area
			Eat In Kitchen
			Laundry/Utility Room
			Pantry
			Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Slab
Detector	Dryer		
Kitchen Center Island	Gas Stove		
Smoke/Fire Alarm	Microwave		

# 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)



Walk In Closet

Refrigerator  
Self Cleaning Oven  
Washer

Heating  
Gas-Natural

Cooling  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer

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

