



**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, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [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

