

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



308 McClellan  
Egg Harbor Township, NJ 08234

Asking \$415,000.00



## COMMENTS

THIS IS THE HOME THAT YOU HAVE BEEN WAITING FOR...AND NOW IT IS HERE ESPECIALLY FOR YOU! This Immaculately and Lovingly Maintained Desirable Deerfield Model Home In The 55+ Village Grande @ Little Mill! Offering An Open Spacious All On One Level Floorplan Featuring 2 Bedrooms 2 Bathrooms Plus A Home Office or Den, Combined Living Room and Dining Room, Lovely Kitchen with Center Island, Breakfast Room, Pantry and Family Room. An Awesome Owner Suite Bedroom, Tray Ceilings, Two Walk-In Closets, Private Bath has Double Sink Vanity and both A Garden Tub plus separate shower. Guest Bedroom and 2nd Full Bath, Large Utility Room including Washer Dryer and Full Appliance Package and a 2 Car Attached Garage. Paver Patio to Enjoy the Spring and Summer Sunshine. You Will Love And Enjoy The Wonderful Carefree Lifestyle At The Village Grande @ Little Mill! Updated Heating and Central Air Conditioning Systems READY FOR QUICK CLOSING! Your HOME OWNERSIP Here includes; Lawn Cutting, and sprinkler system maintenance, snow removal, Plus, the wonderful Clubhouse, which includes both indoor and outdoor pools, Gym, Community Rooms, and Many Social Activities to participate in and to Enjoy! MAKE YOUR OFFER TODAY ON THIS BEAUTIFUL MOVE-IN READY HOME!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Attached Garage	Eat In Kitchen	Kitchen Center Island
	Two Car	Library/Study	
		Pantry	



Ask for Louis Ripa  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: lcr@bergerrealty.com

Also Includes  
Blinds, Basement Slab



Central	HotWater	Water	Sewer
	Gas	Public	Public Sewer