

# Berger Realty

Since 1920



Berger Realty, Inc.  
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**348 Sunflower**  
**Egg Harbor Township, NJ 08234**

**Asking \$415,000.00**



## COMMENTS

Welcome to 348 Sunflower Drive, a beautifully maintained 2-bedroom, 2-bath home in the desirable 55+ community of Village Grande at English Mill. This move-in-ready home features crown molding throughout and gleaming hardwood floors in the main living areas. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinet space. Enjoy the bright and airy Florida room—perfect for relaxing or entertaining. The spacious primary suite includes a private bath and generous closet space. A second bedroom and full bath offer great flexibility for guests or a home office. Additional highlights include a 2-car garage and full-size laundry room. Enjoy resort-style living with access to a clubhouse, indoor and outdoor pools, tennis courts, and more. 1 year VIP home warranty included.

## PROPERTY DETAILS

|            |                 |                  |                      |
|------------|-----------------|------------------|----------------------|
| Exterior   | OutsideFeatures | ParkingGarage    | OtherRooms           |
| Brick Face | Patio           | Attached Garage  | Breakfast Nook       |
| Vinyl      | Porch           | Auto Door Opener | Dining Area          |
|            | Sidewalks       | Two Car          | Laundry/Utility Room |
|            |                 |                  | Library/Study        |
|            |                 |                  | Pantry               |
|            |                 |                  | Storage Attic        |

## InteriorFeatures



|                                |              |                |
|--------------------------------|--------------|----------------|
| AppliancesIncluded             | Heating      | Cooling        |
| Dishwasher                     | Forced Air   | Ceiling Fan(s) |
| Ask for Louis Rips             | Gas-Natural  | Central        |
| Berger Realty Inc              |              | Electric       |
| 3160 Asbury Avenue, Ocean City |              |                |
| Call: 609-399-0076             |              |                |
| Email to: lcr@bergerrealty.com |              |                |
| Water                          | Sewer        |                |
| Public                         | Public Sewer |                |

