

# Berger Realty

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**238 Harbourtown**  
**Little Egg Harbor Township, NJ 08087**

**Asking \$499,000.00**



## COMMENTS

Welcome Home to Harbourtown Estates – Former Model Home with Single-Level Living! This bright and spacious single-story home offers over 2,400 square feet of open living space with 4 bedrooms and 2.5 baths. Designed with comfort and functionality in mind, the home features cathedral ceilings, recessed lighting, and a cozy gas fireplace. The flexible fourth bedroom provides endless options—it's perfect for an in-law suite, guest room, home office, or a secondary living space. Enjoy year-round relaxation in the sunroom with a hot tub included, overlooking a generous patio and fully enclosed backyard—ideal for entertaining or quiet evenings at home. This home offers two separate pull-down attic access points for convenient storage solutions. Located in the desirable Harbourtown Estates, a sidewalk-lined community featuring a clubhouse and pool with a kiddie pool—perfect for residents of all ages. With a very reasonable HOA fee, you'll enjoy access to these great amenities, as well as proximity to parks and public transportation.

## PROPERTY DETAILS

|                  |                    |               |                         |
|------------------|--------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl            | Deck               | None          | Dining Area             |
|                  | Fenced Yard        |               | Laundry/Utility Room    |
|                  | Patio              |               | Primary BR on 1st floor |
| InteriorFeatures | AppliancesIncluded | Heating       | Water                   |
|                  | Dishwasher         | Gas-Natural   | Public                  |
|                  | Dishwasher         |               |                         |
|                  | Dryer              |               |                         |
|                  | Gas Stove          |               |                         |
|                  | Microwave          |               |                         |
|                  | Refrigerator       |               |                         |
|                  | Washer             |               |                         |



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