

# Berger Realty

Since 1928



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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
Walk In Closet	Dishwasher	Gas-Natural	Public
	Dishwasher		
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Washer		

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Sewer  
Public Sewer