



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

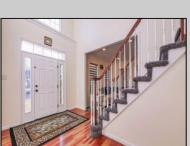


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Asking \$759,900.00













## **COMMENTS**

Welcome to this stunning 4-bedroom, 2.5-bathroom home in the highly desirable Ballinger Woods development! Designed for both comfort and style, this home boasts an open layout with two staircases for added convenience. The gourmet kitchen features a huge center island, perfect for cooking, entertaining, and gathering. A wood-burning fireplace adds warmth and charm to the living space, while two recently renovated bathrooms showcase modern finishes. The finished walkout basement has French doors leading to the fenced backyard, seamlessly blending indoor and outdoor living. Step outside to your own backyard oasis, complete with a heated in-ground pool with jacuzzi (only 2 years old!), a paver patio with gazebo, and lush landscaping, all maintained with a private well for irrigation and a sprinkler system replaced approximately 2 years ago. Inside, you\'ll find custom blinds throughout, adding both style and privacy. To help keep energy costs down, the home also features a solar system lease in place for \$169.00 per month. Additional updates include a septic system replaced approximately 4 years ago and a recently expanded paved driveway. This exceptional home in Ballinger Woods offers the perfect blend of luxury, functionality, and outdoor enjoyment—schedule your private showing today! EZ to Show!

**PROPERTY DETAILS** 

OutsideFeatures Pool-In Ground Sprinkler System ParkingGarage Attached Garage Two Car

Whirlpool/Spa Ask for Alexandra Aylward Appliances included IncAlsoIncluded Dishwasher 55th St., Ocean City Dryeall: 609-399-4211

GaEnaieto: aaa@bergerrealty.com Microwave

Refrigerator Washer

Gas-Natural

Exterior

Dryvit

Vinvl

Cooling Water Central Public Basement

OtherRooms

Library/Study

Laundry/Utility Room



Sewer Private