



**218 Ivy Road**  
**Egg Harbor Township, NJ 08234**

**Asking \$495,000.00**



#### COMMENTS

Welcome to 218 Ivy Road, a charming 1950 square foot ranch-style home nestled in the newest section of Village Grande @ English Mill, an active adult community. This lovely 3-bedroom, 2-bath home boasts a 2-car attached garage and offers the perfect balance of comfort and privacy. Enjoy the serene atmosphere provided by the tree buffer while relaxing on your patio. Inside, you'll find an inviting living room, formal dining room, and a spacious eat-in kitchen. The kitchen is a chef's dream with upgraded 42" cabinets, granite countertops, a center island, and a cozy breakfast nook. The primary and guest bedrooms are well-appointed, and the two full baths offer convenience and style. The community offers a variety of amenities, including a clubhouse, outdoor pool, and tennis and pickleball courts, so there's always something to enjoy. Located near the Garden State Parkway, Village Grande is conveniently close to Egg Harbor Township's attractions, such as Renault Winery, local beaches, casinos, and Storybook Land. Golf enthusiasts will love the proximity to three golf courses in the area. Whether you're looking for a relaxing retreat or an active lifestyle, this home and community offer it all!

#### PROPERTY DETAILS

|                          |                    |                 |                         |
|--------------------------|--------------------|-----------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms              |
| Vinyl                    | Curbs              | Attached Garage | Eat In Kitchen          |
|                          | Patio              | Two Car         | Pantry                  |
|                          | Sidewalks          |                 | Primary BR on 1st floor |
|                          |                    |                 | Storage Attic           |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded    | Basement                |
| Carbon Monoxide Detector | Dishwasher         | Blinds          | Slab                    |
|                          | Disposal           | Curtains        |                         |
| Kitchen Center Island    | Dryer              |                 |                         |
| Smoke/Fire Alarm         | Gas Stove          |                 |                         |
| Storage                  | Microwave          |                 |                         |
| Walk In Closet           | Refrigerator       |                 |                         |
|                          | Washer             |                 |                         |
| Heating                  | Cooling            | HotWater        | Water                   |
| Forced Air               | Central            | Gas             | Public                  |
| Gas-Natural              |                    |                 |                         |
| Sewer                    |                    |                 |                         |
| Public Sewer             |                    |                 |                         |

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