



**81 Burnside**  
**Egg Harbor Township, NJ 08234**

**Asking \$419,900.00**



**COMMENTS**

Welcome to Village Grande at Little Mill offering The Brookhaven Model in a distinguished active adult community located in Egg Harbor Township. This attractive ranch-style residence offers an exceptional opportunity for potential homeowners. In the past two-three years, significant upgrades have been made to the property, including a new roof and 6-inch rain gutters system, other improvements feature a tankless water heater (Navien) and a state-of-the-art heating and cooling system with advanced filtration capabilities multi-speed top-rated (Carrier) Upon entering, you are greeted by a ceramic-tiled foyer that leads into a large open living room and dining room with nine-foot ceilings recessed lighting and a cozy built-in gas fireplace, this area is bright and sunny,from French doors leading to a concrete patio with electric retractable awning. The bright kitchen is equipped with granite countertops new hardware and top-of-the-line(Samsung) stainless steel appliances with 42" kitchen cabinets. The spacious primary suite features multiple closets including a walk-in closet a generously sized primary bathroom handicapped equipped. Other highlights of this residence include a laundry room with a Maytag washer and gas dryer, as well as a two-car garage providing ample storage and shelving. The community is managed by a homeowners' association (HOA) fee, which covers landscaping and snow removal services while granting access to exceptional amenities, including a clubhouse, indoor and outdoor swimming pools, tennis courts, a fitness center, and more. To view a detailed list of upgrades, please download it from the Associated Documents.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Handicap Access	Attached Garage	Breakfast Nook
	Sidewalks	Two Car	Den/TV Room
	Sprinkler System		Dining Room
			Pantry
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Slab
Detector	Disposal	Curtains	
Handicap Features	Dryer	Drapes	
Skylight(s)	Gas Stove	Fireplace Equipment	
Smoke/Fire Alarm	Microwave		
Walk In Closet	Refrigerator		
	Self Cleaning Oven		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Washer

Heating  
Forced Air  
Gas-Natural

Cooling  
Attic Fan  
Ceiling Fan(s)  
Central  
Electric

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Dale Collins  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [djc@bergerrealty.com](mailto:djc@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

