



**303 Sterling**  
**Egg Harbor Township, NJ 08234**

**Asking \$309,000.00**



#### COMMENTS

SELLER HAS ACCEPTED AN OFFER. Looking for the perfect family home at an unbeatable price? This beautifully updated Ranch-style home checks all the boxes — featuring 4 spacious bedrooms, 2 full bathrooms, and a layout made for comfortable living and entertaining. Step into the formal living room, complete with a built-in, pre-lit entertainment center and a stunning electric fireplace, perfect for cozy nights in. The updated kitchen boasts newer appliances and a stylish glass tile backsplash, opening up to a cozy dining area accented with shiplap walls for a touch of charm. The Primary suite has been thoughtfully redesigned to include a large walk-in closet and a private full bath with shower. Downstairs, the finished lower level offers a generous family room, two additional bedrooms, and ample storage space — plus a full laundry room for convenience. Enjoy outdoor living with a large fenced-in yard, above-ground pool, and both front and rear decks ideal for relaxing or hosting guests. There's even an outdoor shower, a huge garage, and a shed for extra storage. Eco-friendly features include solar panels with a transferable lease and a new water heater (2022), making this home both cost-efficient and modern. Located just minutes from local sports fields, parks, and shopping, this home truly has everything a family needs — space, style, and convenience.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Deck	Detached Garage	Dining Area
	Fenced Yard		Laundry/Utility Room
	Outside Shower		Primary BR on 1st floor
	Pool-Above Ground		Recreation/Family
	Porch		
	Shed		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher	6 Ft. or More Room	Head Gas-Natural
Smoke/Fire Alarm	Dryer	Finished	
Storage	Gas Stove	Heated	
Walk In Closet	Microwave	Inside Entrance	
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer

# Berger Realty

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