



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com













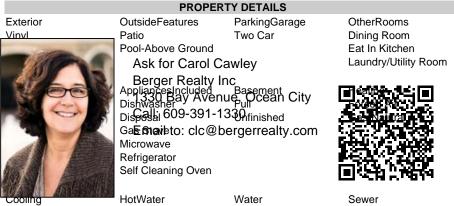
407 Rustic Dr Egg Harbor Township, NJ 08234

Asking \$530,000.00



COMMENTS

Welcome to beautiful Meadow Run Estates. Pride of ownership shows throughout this pristine property. The front and back yards are professionally landscaped with beautifully maintained gardens, shrubbery, and a complete sprinkler system to keep everything lush and green. An impressive two-story fover welcomes you as you enter the home. The first floor features elegant tile flooring throughout. The eat-in kitchen is complete with granite countertops and stainless steel appliances-perfect for everyday living and entertaining. The spacious living room, with its cozy gas fireplace, offers warmth and comfort on chilly nights. Upstairs, the master bedroom boasts a vaulted ceiling and a generous California walk-in closet. In December 2023, a brandnew roof with two skylights was added, bringing in natural light and enhancing the home's modern appeal. The full-size, unfinished basement provides plenty of extra space for storage, a gym, or a future rec room. Additional highlights include a tankless water heater, a smart thermostat for efficient climate control, and central air with gas heating. Outside, the pool is beautifully maintained and ready for summer enjoyment. The property also features a two-car garage with automatic doors, offering protection and ease of access. All of this is located in a fantastic neighborhood. It's rare to see a home for sale in this sought-after community-don't miss your chance to make it yours!



Central

HotWater Tankless-gas Water Public Sewer Public Sewer