



**74 Irving**  
**Mays Landing, NJ 08330**

**Asking \$424,900.00**



#### COMMENTS

Welcome to 74 Irving – Where Comfort Meets Modern Convenience! Thoughtfully designed and meticulously maintained, this 3-bedroom, 2.5-bath home blends style, functionality, and smart upgrades for truly effortless living. With a spacious 2-car garage and an array of premium features, 74 Irving is the perfect place to call home. Step into an inviting open-concept layout where engineered wood flooring, granite countertops, and stainless steel appliances elevate the heart of the home. Ideal for both everyday living and entertaining, the space flows seamlessly—offering warmth, elegance, and modern flair, complete with classic plantation shutters. Upstairs, the primary suite provides a serene retreat, featuring two expansive walk-in closets and a versatile bonus room—perfect for a home office, nursery, or private dressing area. The ensuite bath has been tastefully remodeled, boasting a marble vanity, a soaking tub, and a beautiful marble tiled walk-in shower stunning finishes. A second full bathroom also features cohesive, elegant marble tiling that complements the home's modern aesthetic. The full basement offers additional flexibility with two partially finished rooms, ideal for a home gym, playroom, guest quarters, or whatever fits your lifestyle. Sustainability and comfort go hand in hand with owned, ground-mounted solar panels—preserving your roof while enhancing energy efficiency. A tankless water heater and full-home water filtration system, including reverse osmosis drinking water, provide everyday peace of mind. Outside, the vinyl-fenced backyard creates a private outdoor oasis for relaxing or entertaining, while the beautifully designed paver driveway adds curb appeal and charm. Conveniently located and move-in ready, 74 Irving offers the best of modern living in a beautifully finished, turn-key home.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Dining Area
	Fenced Yard	Two Car	Dining Room
	Shed		Eat In Kitchen
	Sidewalks		Pantry
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	6 Ft. or More Head Room
Cathedral Ceiling	Dryer		Full
Security System	Gas Stove		Heated
Smoke/Fire Alarm	Refrigerator		Partially Finished
Walk In Closet	Washer		

# Berger Realty

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**SALE**



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