

# Berger Realty

Since 1928



Berger Realty, Inc.  
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147 LaQuinta  
Egg Harbor Township, NJ 08234

Asking \$725,000.00



## COMMENTS

Golf Course Living at it's best in HARBOR PINES!! Just 2 years young, this beautiful Hampshire model has 4 bedrooms, 3 full baths and offers approximately 3400 sq ft of stylish living space. Nestled on a corner lot with a FENCED IN rear yard and golf course views, it's packed with upgrades, including updated light fixtures and a cozy gas log FIREPLACE. The open-concept design features a dining area, formal dining room, and a stunning kitchen with an OVERSIZED CENTER ISLAND with bar seating, QUARTZ countertops, SS appliances, tiled backsplash, abundant cabinetry, a large WALK-IN PANTRY, and a separate butlers pantry or coffee bar area. A FIRST FLOOR BEDROOM sits next to a full bathroom - perfect for guests or multi-generational living. Upstairs, enjoy a 2ND FLOOR LAUNDRY ROOM and family room. 2 bedrooms share a hallway bath, while the true primary suite offers a bump-out sitting area, large en-suite bathroom offers dual sinks, a walk-in shower, private commode room, and an enormous custom walk-in closet. FULL BASEMENT adds even more potential! Located in sought-after Harbor Pines, where The Roost - the neighborhood restaurant and bar - hosts happy hours, live music, and community fun. Come experience the best of GOLF COURSE LIVING!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Curbs Fenced Yard Porch Sidewalks Sprinkler System	Parking/Garage Attached Garage Two Car	Other Rooms Den/TV Room Dining Area Dining Room Laundry/Utility Room Pantry Recreation/Family
	<b>John E. Hepner, III</b> <b>Berger Realty Inc</b> 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: jkh@bergerrealty.com		
	Appliances Included Dishwasher Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Also Included Blinds	
	Heating Gas-Natural	Cooling Central	
	Water Public	Sewer Public Sewer	