



**13 Schuylkill Rd**  
**Little Egg Harbor Township, NJ 08087**

**Asking \$1,150,000.00**



**COMMENTS**

This is the waterfront home you've been waiting for! Built in 2017 and sitting right on the lagoon with direct access to the bay, this 4-bedroom, 3-bath beauty comes with gorgeous sunset views, a private boat slip, and an unbeatable outdoor setup for relaxing or entertaining. The home's private elevator services all levels, offering convenience for every stage of life. The entire first level is all about storage—large open first floor with parking for two-cars, workspace and space for paddleboards, bikes, and all your beach or boating gear. The deck and bulkhead were recently redone, so you're set for years to come. Plus, there's a storage shed out back and tons of space for outdoor dining, grilling, or just soaking up the waterfront vibe. The second floor features a spacious kitchen with stainless steel appliances, quartz countertops, and a peninsula that's perfect for casual meals or hanging out with friends and family. Hardwood floors flow through the kitchen and dining area, which opens onto a large deck overlooking the water—ideal for summer dinners or morning coffee with a view. This level also features a convenient laundry room. Up on the third floor, you'll find four comfortable bedrooms and two full bathrooms, offering a great layout for both family and guests. One of the bedrooms includes its own private en-suite bath—great for added privacy or a welcoming guest suite. Another bedroom features a private deck with stunning water views, ideal for enjoying peaceful mornings or catching the sunset. Each room offers plenty of natural light and space to make your own, whether you're setting up family bedrooms, a home office, or cozy guest spaces. This home is move-in ready, but there's also a great opportunity to add your own style. Think fresh paint, new flooring, or custom touches that reflect your personal taste—it's all here waiting for your vision. Whether you're looking for a weekend escape or a full-time coastal home, this one checks all the boxes—don't miss the opportunity to see it for yourself and imagine the possibilities. VIDEO: <https://youtu.be/0GiCYJA41M8>

**PROPERTY DETAILS**

|                  |                    |                 |                      |
|------------------|--------------------|-----------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Concrete         | Boat Slip          | Attached Garage | Den/TV Room          |
| Masonry/Block    | Deck               | See Remarks     | Dining Area          |
| Shingle          | Patio              | Two Car         | Dining Room          |
| Vinyl            | Shed               |                 | Eat In Kitchen       |
| Wood             |                    |                 | Laundry/Utility Room |
|                  |                    |                 | Pantry               |
|                  |                    |                 | Recreation/Family    |
|                  |                    |                 | Workshop             |
| InteriorFeatures | AppliancesIncluded | Heating         | Cooling              |

# Berger Realty

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|                                 |                                                                                                           |                           |                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|
| Elevator                        | Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Forced Air<br>Gas-Natural | Ceiling Fan(s)<br>Central<br>Electric |
| HotWater<br>Gas<br>Tankless-gas | Water<br>Private                                                                                          | Sewer<br>Private          |                                       |



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