

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



140 Hilton Head  
Egg Harbor Township, NJ 08234

Asking \$399,990.00



## COMMENTS

NEW ACTIVE ADULT COMMUNITY! \*ALL-IN PRICING, NEW CONSTRUCTION! Now Selling! America's #1 Homebuilder since 2002, is Now Selling Active Adult, single-family homes in Beautiful Egg Harbor Twp., Atlantic County, NJ Come see our NEW one-of-a-kind AMENITY FILLED COMMUNITY in Atlantic County. Under construction is 3,500 Sq. Ft. Clubhouse with Gym, Outdoor Pool, Pickleball Courts, Bike Rack & Walking Trails for your enjoyment! The Freeport floorplan features 1,497 square feet of single-story living space, 2 bedrooms, a study, 2 baths and a 2-car garage located in our newest 55+ community in Egg Harbor Twp. The Freeport floorplan gives you the features you are looking for at the price you want! You'll immediately feel at home as you enter into the spacious family room. This living space flows nicely into the dining area and then kitchen, which highlights a large, modern island. The kitchen will feature quartz countertops, white cabinetry and stainless-steel Whirlpool appliances. Need storage space? The large master bedroom features a walk-in closet, kitchen pantry and 2 car garage will get the job done! Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! The Coves at Ocean Club offers New Construction Ranch homes in Egg Harbor Township, with easy access to major commuting routes situated only 2.9 miles from the Garden State Parkway, 1.4 miles from the AC Expressway, 4 quick miles to the AC Airport & only 17 miles to Ocean City's beach! The Cove's at Ocean Club offers the peace of mind and benefits of a new home in a beautiful, modern building where you can experience the quality of life you've been looking for.



Ask for Nicole Williams  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call 609-399-0076  
Email to: ncw@bergerrealty.com



Sewer  
Public Sewer