

122 Hilton Head  
Egg Harbor Township, NJ 08234

Asking \$399,990.00



COMMENTS

NEW ACTIVE ADULT COMMUNITY! The Neuville floor plan is a stunning new construction, ranch home plan featuring 1,698 square feet of living space, 4 bedrooms, 2 bathrooms and a 2-car garage. The Neuville boasts first floor living with every amenity in easy reach! The foyer welcomes you in with two large bedrooms and full bathroom on one side. As you continue on down the foyer, you'll find the study and laundry room set back and made private through a recessed opening on the other side. The kitchen has ample counterspace and a large, modern island overlooking the dining area. Off the great room sits the owner's suite, highlighting a spacious bathroom and huge walk-in closet. Come see our NEW one-of-a-kind AMENITY FILLED COMMUNITY in Atlantic County offering a 3,500 Sq. Ft. Clubhouse, Outdoor Pool, Pickleball Courts, Bike Rack & Walking Trails for your enjoyment! \*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 tranquil beach and boardwalk! America's #1 Homebuilder since 2002 offers the peace of mind and benefits of purchasing from a national builder, where you can experience the quality of life you've been looking for at a value you will appreciate! \*\*Photos representative of plan only and may vary as built. \*\*Now offering closing cost incentives with use of preferred lender. See Sales Representatives for details and to book your appointment today!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Sprinkler System	Two Car	Dining Area
			Eat In Kitchen
			Laundry/Utility Room
AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	Slab	Gas-Natural	Central
Gas Stove			Gas
Microwave			
Refrigerator			
HotWater	Water	Sewer	

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Gas

Public

Public Sewer



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)

