

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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111 Hilton Head  
Egg Harbor Township, NJ 08234

Asking \$449,990.00



## COMMENTS

**NEW ACTIVE ADULT COMMUNITY!** The Clifton is a stunning new construction, ranch home plan featuring 1,865 square feet of living space, 2 bedrooms, a flex room, 2 bathrooms and a 2-car garage. With a roomy and flexible floor plan, the Clifton is just as inviting as it is functional! The foyer welcomes you in past a large bedroom, full bath and flex room, you decide how this space functions! The kitchen has plenty of counter space and a large modern island that's perfect for prep work, dining and entertaining guests. The kitchen opens to the spacious, open great room to be used however best fits your needs and lifestyle. Tucked behind the kitchen is the owner's suite which features a luxurious bathroom and two large walk-in closets, storage will not be an issue! 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! 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! \*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 smart switches, compatible with our Smart Home System! \*\*Photos representative of actual build. \*\*\*Now offering closing cost incentives with use of preferred lender. Representatives for details and to book your appointment today!



Ask for Michael Wainisch  
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NJ 08226  
609-391-1330  
Email to: mow@bergerrealty.com  
Appliances Included  
Gas Stove  
Microwave  
Refrigerator  
Basement  
Slab



Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer