

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**329 McClellan**  
**Egg Harbor Township, NJ 08234**

**Asking \$395,000.00**



## COMMENTS

Great opportunity to own a home in the desired neighborhood of THE VILLAGE GRANDE at LITTLE MILL. This two bedroom BROOKHAVEN MODEL features many upgrades including Covered front porch, brick front facade, bump out dining room bay, extra sunroom and large elevated back deck with vinyl railings. The community offers indoor and outdoor pools, tennis, clubhouse and social activities. Also includes Yard service and snow removal. The home is being sold unfurnished and "AS IS". There is a Renewable Home Warranty. The HVAC was replaced in 2023 by SJ Gas and includes the balance of 10 yr. warranty. Water Heater and refrigerator also new in 2023.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	Two Car	Eat In Kitchen
Vinyl	Patio		Florida Room
	Porch		Laundry/Utility Room
	Sidewalks		Primary BR on 1st floor
	Sprinkler System		Storage Attic

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	See Remarks	Slab
	Disposal		
	Dryer		
	Gas for		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		



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Cooling Central  
HotWater Gas



Sewer  
Public Sewer