

# Berger Realty

Since 1928



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



329 McClellan Rd  
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          |               | Storage Attic           |
|                          | Sprinkler System   |               | Primary BR on 1st floor |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide Detector | Disposal           | See Remarks   | Slab                    |
| Kitchen Center Island    | Dishwasher         |               |                         |
| Smoke/Fire Alarm         | Dryer              |               |                         |
| Walk In Closet           | Gas Stove          |               |                         |
|                          | Microwave          |               |                         |
|                          | Refrigerator       |               |                         |
|                          | Self Cleaning Oven |               |                         |
|                          | Washer             |               |                         |
| Heating                  | Cooling            | HotWater      |                         |
| Forced Air               | Central            | Gas           |                         |
| Gas-Natural              |                    |               |                         |
| Sewer                    |                    |               |                         |
| Public Sewer             |                    |               |                         |

