

# Berger Realty

Since 1928



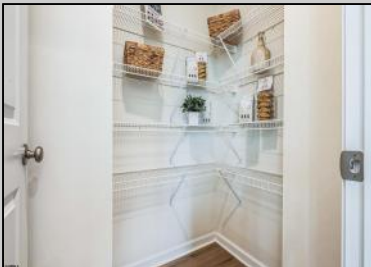
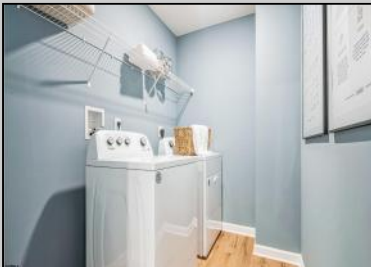
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**7 BEECHNUT**  
**Egg Harbor Township, NJ 08234**

**Asking \$524,990.00**



SJSRMLS

## COMMENTS

All-included Priving New Construction Home on a beautifully wooded street of existing homes conveniently located in Egg Harbor Township, NJ. Enjoy easy access to the Garden State Parkway & AC Expressway for easy commuting to Northern New Jersey, Philadelphia, Atlantic City and Jersey Shore destinations. Those feeling lucky or in the mood for exciting nightlife or live music can take a short drive to Atlantic City. If you are looking for something more relaxing, Ocean City's tranquil beach and boardwalk are a perfect nearby destination. Looking to travel? Atlantic City International Airport is only a 8-mile drive. Living in Atlantic County offers a variety of ways to help make your new house a home. The Galen by D.R. Horton is a stunning new construction home plan featuring 2,340 square feet of living space, 4 bedrooms, 2.5 baths and a 2-car garage. The Galen is popular for a reason! Off the foyer is the flex room, use this space can be used as a dining room, home office or children's play area! The kitchen featuring a large, modern island opens up to the dining area and great room, you will never have to miss a beat. Upstairs, the four bedrooms provide enough space for everyone, and the second floor laundry room simplifies an everyday chore! Full Basement Included! \*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! \*\*Photos representative of plan only and may vary as built. \*\*Now offering closing cost incentives with use of preferred lender. See Sales Representatives for appointment today!



Ask for **Tracy Eggle**  
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## PROPERTY DETAILS

Heating: Gas-Natural  
Water: Public  
Sewer: Public

Sewer

