

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**3004 Cottonwood**  
**Egg Harbor Township, NJ 08234**

**Asking \$515,000.00**



## COMMENTS

Welcome home to 3004 Cottonwood Ave, Egg Harbor Township! This beautiful family home boasts 2900 square foot of living space, 4 bedrooms and 2.5 baths! As you enter the front door you're greeted with a grand foyer with cathedral ceilings. There is an office area off to the left that could serve multiple purposes. The secondary living room and dining room attach to finish the entrance of the home. Once you walk into the kitchen you see an open floor concept with a grand den sporting cathedral ceilings and ample amount of room. There is a half bath and mud room connecting to the 2 car garage to round out the first floor. The full basement is unfinished but has an extended ceiling making it easy to convert and add even more living area! Upstairs is where all the bedrooms are giving complete privacy from hosted guests. The primary bedroom comes equipped with en suite and walk-in closet. The 3 guest rooms have a large full bath to share rounding out the top floor. This beautiful family home has nicely maintained hardwood flooring on the primary floor, a 5 year old roof, a large fenced in back yard, plenty of storage space and much much more to offer! Hurry and make your appointment now!

## PROPERTY DETAILS

Exterior Aluminum	OutsideFeatures Fenced Yard Sprinkler System	ParkingGarage Two Car	AppliancesIncluded Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Washer
<p>Ask for Ken Sedberry Jr. Berger Realty Inc 3160 Asbury Avenue, Ocean City Heating: Gas-Natural Cooling: Central Call: 609-399-0076 Email to: ks@bergerrealty.com</p>			
<p>Sewer Public Sewer</p>			

