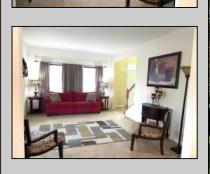
## Asking \$630,000.00



## 1599 Cherokee Ln Vineland, NJ 08361











## **COMMENTS**

Welcome to an impressive residence, less than 20 minutes from seven golf courses. Designed for both grand entertaining and tranquil everyday living. With an open design, this home offers the perfect blend of comfort, style, and function. Stunning Brazilian Hardwood Floors in the great room, accented by a gas fireplace with blower. Gourmet Kitchen featuring premium 3 cm granite countertops, an extra large center island, granite breakfast bar, which seats 3 and ample cabinetry—perfect for both cooking and gathering. Morning Room flooded with light, framed by windows, ideal for casual dining or quiet moments. Solarium offers a serene retreat with beautiful views-ideal for reading, yoga, or simply unwinding. Formal Dining Room and private Study add versatility and sophistication. Tile flooring stylishly designed flowing from the fover through the kitchen and morning room for clean, modern durability. Tri-zone A/C and single-zone heating HVAC system ensure efficient climate control year-round. Owner\'s Suite Retreat: Spacious layout with a sitting/TV area, dual walk-in closets, and a spa-like bathroom with a Jacuzzi tub. Secondary Bath also features a jetted tub for added luxury. Hardwired ceiling fans in all bedrooms, great room, and morning room. Security and privacy with invisible interior window tint on first-floor and solarium windows, offering UV protection and reduced visibility from outside. Full walk-out basement (unfinished) with full bathroom rough-in and insulation—ready for your customization. Outside natural grill gas line & Full 5 zone Rain Bird Sprinkler System

<b>PROPERTY</b>	<b>DETAILS</b>
-----------------	----------------

Exterior	OutsideFeatures	ParkingGarage
Vinyl	Curbs	Two Car
	Patio	
	Sidewalks	
	Sprinkler System	

OtherRooms
Breakfast Nook
Dining Area
Dining Room
Eat In Kitchen
Florida Room
Great Room
Laundry/Utility Room
Library/Study
Pantry
Storage Attic

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Burglar Alarm	Blinds	6 Ft. or More Head
Detector	Dishwasher	Curtains	Room
Cathedral Ceiling	Disposal	Fireplace Equipment	Full
Kitchen Center Island	Dryer	Shades	Inside Entrance





Cooling

Attic Fan

Central Electric

Ceiling Fan(s)

Multi-Zoned

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



oc17@BergerRealty.com

Security System Smoke/Fire Alarm Storage Walk In Closet Gas Stove Intercom Microwave Refrigerator Self Cleaning Oven Washer

HotWater Gas

Water Public

Outside Entrance

Plumbing

Sewer

Heating

Forced Air

Gas-Natural Hot Water

Multi-Zoned

Sewer Public Sewer



Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500

