

# Berger Realty

Since 1928



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29 Edgewater Ave  
Westville, NJ 08093

Asking \$670,000.00



## COMMENTS

A Boaters Dream!! Welcome to waterfront living at its finest in Westville, NJ. This captivating home nestled along the serene banks of the Big Timber Creek awaits your arrival. Boasting unrivaled water access, this property offers a plethora of aquatic delights including boating, fishing, canoeing, kayaking, and more. Step into luxury as you're welcomed by your own private dock, beckoning you to embark on serene journeys along the glistening waters. Spanning three levels, this meticulously crafted home features four bedrooms, one full bath, and two half baths, offering spacious and comfortable living accommodations for you and your loved ones. The 4th bedroom on the lower level could be utilized as an in law suite! The heart of the home lies in its remodeled kitchen area, where modern amenities blend seamlessly with timeless elegance. This culinary haven opens up to a sprawling deck, where panoramic views of the creek create the perfect backdrop for sunset gatherings with loved ones, or simply enjoying moments of solitude and beautiful views. For the avid hobbyist or car enthusiast, the expansive garage measuring 24\'x48\' with a 15 ft ceiling offers ample space to house vehicles, boats, or workshop essentials. Store and work on your boats and trucks in the amazing garage/workshop. It measures 24\'x48\' with a 15 ft ceiling. This area features a radiant heated concrete floor, high efficiency hot water heater, Air conditioning (window unit and \'swamp cooler system\''), fully insulated walls and ceiling, a 1 ton Gantry Hoist and a 100 amp service panel. There is a Rapparian Grant so you can enjoy over 100 feet of deep water docks in the Big Timber Creek (on the intercoastal Waterway) with access to the Delaware River. No State fees. Also includes exclusive, unrestricted rights to boat launch ramp on adjoining lot.

## PROPERTY DETAILS

Exterior Masonry/Block Shingle Wood	OutsideFeatures Boat Slip Deck	ParkingGarage Attached Garage Three or More Cars	AppliancesIncluded Dishwasher Refrigerator Stove/Oven Washer/Dryer
Heating Baseboard Forced Air Gas-Natural Hot Water Multi-Zoned	Cooling Central	Water Public	

