



**204 Augusta Court  
Egg Harbor Township, NJ 08234**

**Asking \$699,000.00**



**COMMENTS**

Seller has accepted an offer -Beautiful, well maintained Gurwicz Fairway model with 3 Bedrooms, 2.5 Bathrooms and a dedicated Office. This inviting home boasts an open concept, hardwood flooring and recessed lighting throughout. The main living area impresses with cathedral ceilings, wood burning fireplace and sliding glass doors lead to a stunning 30' x 10' sunroom – perfect for relaxing or enjoying the hot tub. The kitchen is designed for both functionality and style, offering corian counter tops, stainless steel appliances and open flow to breakfast nook. Additional spaces include a formal dining area, private office/den, laundry room and half bath. The primary suite is thoughtfully located to the right as you enter the home and has direct access to the sunroom, 2 closets (1 walk-in), master bath with dual vanities and walk-in shower. The opposite side of home, you'll find 2 spacious sized bedrooms and full hall bath – perfect for guests & family. Step outside to the beautifully landscaped backyard oasis, complete with in-ground pool, ideal for entertaining and unwinding. The 2 car side entry garage features epoxy coated flooring. Bonus features include whole house generator, humidifier, insta hot water heater, paid in full solar panels, and new roof (coming soon). All adding peace of mind and energy efficiency. Close to golf courses, shopping, restaurants and the best beaches in South Jersey! Don't miss the chance to make this exceptional property your next home!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Fenced Yard	Two Car	Breakfast Nook
Vinyl	Patio		Dining Area
	Pool-In Ground		Eat In Kitchen
	Porch Enclosed		Florida Room
	Shed		Great Room
	Sidewalks		Laundry/Utility Room
	Sprinkler System		Primary BR on 1st floor
	Whirlpool/Spa		Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Dishwasher	Blinds	Crawl Space
Skylight(s)	Dryer		
Walk In Closet	Gas Stove		
	Microwave		
	Refrigerator		
	Washer		

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Forced Air  
Gas-Natural  
Solar

Sewer  
Public Sewer

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

