



208 Branch Hill
Egg Harbor Township, NJ 08234

Asking \$485,000.00



SJSRMLS

COMMENTS

EGG HARBOR TOWNSHIP NEW LISTING ALERTEQUESTRIAN ESTATES***4 BEDROOM 2.5 BATHROOM***BRAND NEW KITCHEN***KRAFTMAID SOFT CLOSE CABINETS, DOVETAILED CABINETRY***GRANITE COUNTERTOPS***STAINLESS STEEL APPLIANCES***LVP FLOORING CONSISTENT UNIFORMITY THROUGHOUT THE WHOLE HOME***INCREDIBLE ELECTRIC, STONE BUILT IN FIREPLACE INSERT IN LIVING AREA***OVERSIZED 2 CAR GARAGE***BRAND NEW WATER HEATER***FENCED IN YARD***BEAUTIFUL LANDSCAPING AND BACKYRD OASIS***2,150 SQFT.***TAXES \$7,456*** ~Be a Chill Guy on BranCH HILL - This spacious residence offers an open and functional layout, featuring laminate vinyl plank flooring throughout and vaulted ceilings that enhance the main living areas. The main living area features an incredible fireplace that is built in, an application to adjust temperature, color and flame size; making the living space stunning! The updated kitchen is a chef's dream, complete with granite countertops, soft close dove tailed drawers and Kraftmaid cabinets stainless steel appliances, recessed lighting, and a custom tiled backsplash. Upstairs, you'll find three generously sized bedrooms including the spacious primary suite with vaulted ceilings, a walk-in closet, double vanity, walk-in shower, and a luxurious corner soaking tub. The lower level features an oversized family room, a versatile fourth bedroom or office (no closet), a powder room, and a utility/mechanical area with direct access to the beautifully landscaped backyard. The outdoor living space is truly a private retreat, boasting TREX decking with vinyl railings, a paver patio, privacy fencing, and mature landscaping throughout. Additional amenities include an oversized 2-car attached garage, gas heat, and central air conditioning. Located in a well-established neighborhood close to amenities, this home is a must-see and sure to impress!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Dining Area
	Deck	Two Car	Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Patio		Recreation/Family
	Paved Road		Storage Attic
	Shed		
	Sidewalks		
	Sprinkler System		

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon	Monoxide Dishwasher	Blinds	Slab

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Detector
Cathedral Ceiling
Kitchen Center Island
Storage
Walk In Closet

Disposal
Dryer
Gas Stove
Microwave
Refrigerator
Self Cleaning Oven
Washer

Heating
Forced Air
Gas-Natural

Cooling
Ceiling Fan(s)
Central

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Lureen "Lani" Calcara
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: luc@bergerrealty.com

