



**208 Branch Hill**  
**Egg Harbor Township, NJ 08234**

**Asking \$485,000.00**



SJSRMLS

**COMMENTS**

\*\*\*EGG HARBOR TOWNSHIP NEW LISTING ALERT\*\*\*EQUESTRIAN 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



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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

