



**24 Scarlett Oak**  
**Egg Harbor, NJ 08234**

**Asking \$635,000.00**



**COMMENTS**

Welcome to this stunning executive ranch-style home on a beautifully landscaped corner lot in the desirable Harbor Oaks community. Built in 2008 by renowned builder Randy Portnoy, this over 2,000 sq ft residence offers comfort, luxury, and privacy—with property taxes under \$10,000. Curb appeal abounds with a charming covered front porch, Carolina beaded vinyl siding, Cedar Impressions accents, lush professional landscaping, and adorable window boxes. Inside, you'll find bamboo and tile flooring, a spacious eat-in kitchen with a center island, stainless appliances, granite countertops, crown moldings, and a tumbled marble tile backsplash. Upgrades are found throughout, including custom closets, vaulted and tray ceilings, and high doorways that enhance the home's open and airy feel. There's a beautiful entryway walk, a formal dining room, and a large open family room. The primary suite is a true retreat, featuring tray ceilings, direct access to the backyard oasis, a stunning bath with dual bowl sinks, a Toto toilet, a luxurious car-wash-style shower with a multi-jet spray system, and a soaking tub—plus a large walk-in closet. The home's split floor plan places the additional two bedrooms on the opposite side of the home for added privacy. The second floor boasts a spacious flex room—perfect as a fourth bedroom, office, or media room—and already plumbed for a bathroom, offering flexibility and added future value. Additional highlights include a tankless hot water heater, attic storage, sprinkler systems in the front and back yards, and an oversized two-car garage with an automatic door opener. The washer and dryer are only three months old, and the refrigerator is newer as well. The major showstopper is the private backyard paradise, which backs up to mature trees for added seclusion. Enjoy the heated saltwater pool (installed in 2019) with LED lights and jets, all set against stamped concrete patios—ideal for entertaining. There's even space for swing sets, pets, or a trampoline, and an outdoor TV setup to complete your resort-style living. Interior and outdoor furniture is available for those seeking a turnkey, move-in-ready option—including custom-fit Christmas lights that perfectly match the home. This is a rare opportunity to own a high-quality home in a prestigious neighborhood—don't miss it!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Dining Room
	Fenced Yard	Auto Door Opener	Eat In Kitchen
	Patio	Two Car	Great Room
	Paved Road		Laundry/Utility Room
	Pool-In Ground		Primary BR on 1st floor
	Porch Enclosed		Recreation/Family
	Sidewalks		Storage Attic
	Sprinkler System		

# Berger Realty

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InteriorFeatures  
Cathedral Ceiling  
Kitchen Center Island  
Smoke/Fire Alarm  
Storage  
Walk In Closet

AppliancesIncluded  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer

AlsoIncluded  
Blinds  
Curtains

Basement  
Crawl Space

Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central  
Gas  
Multi-Zoned

HotWater  
Gas  
Tankless-gas

Water  
Public

Sewer  
Public Sewer

