



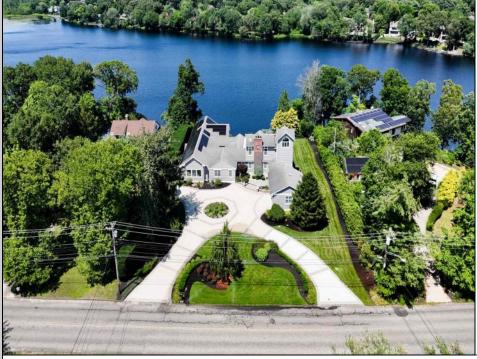






308 Central Egg Harbor Township, NJ 08234

Asking \$1,200,000.00



COMMENTS

Commanding a premier hilltop setting with sweeping views of Bargaintown Lake, this extraordinary 3-bedroom, 3.5-bath estate embodies modern sophistication and resort-style living. Thoughtfully designed to complement its natural surroundings, the home blends timeless elegance with unrivaled amenities for the ultimate lakefront lifestyle. Soaring floor-to-ceiling Andersen windows frame breathtaking vistas and flood the interior with natural light. The chef's kitchen is a striking centerpiece, featuring premium stainless steel appliances, quartz countertops throughout, and a waterfall-edge center island. Rich hardwood and sleek tile floors flow effortlessly into inviting living spaces anchored by two gas fireplaces-one in the great room and one in the sumptuous primary suite. The primary suite is a private sanctuary, offering a spainspired bath and direct access to a sprawling 15'x20' deck overlooking the lake-perfect for quiet mornings or sunset evenings. This estate's resort-caliber amenities include a 50-foot indoor lap pool, an indoor hot tub, and an adjoining sauna for the ultimate in relaxation. A fully equipped fitness center complements the wellness-focused design. Energy efficiency is assured with paid-off solar panels, a robust 400-amp electric service, and a 3-zone central air conditioning system. The epoxy-floored two-car garage and grand multi-car driveway, finished in pavers and concrete, offer convenience and curb appeal. Outdoor living is reimagined with an expansive composite deck, a paver patio ideal for entertaining, and stairs leading down to the lakefront. A private dock with coveted riparian rights provides seamless water access, and there's ample room to add a pergola to create your own al fresco retreat. Wrapped in timeless cedar impression siding, this property offers an unmatched combination of privacy, luxury, and space-perfect for intimate family moments or hosting elegant gatherings. All of these luxury amenities are only a short 15 minute drive to the beach!

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	PROPER	TY DETAILS	
Exterior Cedar Vinyl	OutsideFeatures Fenced Yard Patio	ParkingGarage Two Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Loft Recreation/Family
InteriorFeatures Cathedral Ceiling Carbon Monox	AppliancesIncluded Central Vacuum ide Disposal	Basement Partially Finished	Heating Baseboard Gas-Natural

Gas-Propane

. Dishwasher

Detector





Ask for Kevin Laskowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: kml@bergerrealty.com

