

# Berger Realty

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Berger Realty, Inc.  
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16 Scarlett Oak Cir  
Egg Harbor Township, NJ 08234

Asking \$649,900.00



## COMMENTS

Back on the market due to the buyer's financing falling through! Welcome to 16 Scarlett Oak Circle — an exquisite 4-bedroom, 4-bathroom ranch home tucked away in one of Egg Harbor Township's most desirable neighborhoods. Spacious, thoughtfully designed, and full of natural light, this home offers comfort, convenience, and year-round enjoyment. Step onto the charming covered front porch and enter into an open, airy layout with high ceilings and a dedicated dining area that overlooks the front of the home through large picture windows. Just beyond, the oversized living room features a cozy gas fireplace, upgraded shutters and custom built-ins. The kitchen offers plenty of storage with an oversized pantry, newer appliances, and convenient breakfast bar. The bright sunroom with skylights offers the perfect spot for reading or enjoying morning coffee while taking in views of the backyard. The sunroom also offers direct access to the outdoor space. On the main floor, you'll find three spacious bedrooms with hardwood flooring, including a private primary suite complete with a large walk-in closet and a spa-like bath with a Jacuzzi tub and a custom walk-in shower. All four full bathrooms throughout the home are crisp, clean, and updated. Through the laundry room the recently renovated upstairs loft provides a fourth bedroom with carpeted floors, another full bath, ideal for guests, extended family, or a flexible work-from-home setup. The fully fenced backyard is a private oasis featuring a beautiful heated in-ground pool featuring a brand new liner and motor, removable safety fencing, and plenty of room for summer entertaining or peaceful relaxation. The home also includes an oversized two-car attached garage, additional driveway parking, a full home energy audit to help reduce energy costs while supporting a more sustainable lifestyle, and less upgrades including a newer HVAC system, garage and shed tankless hot water heater, instant hot, sprinkler system, ADT alarm system, and full home generator. Conveniently located close to shopping, top schools, and just a short drive to the shore, this home is truly a rare find! Boxes!



Ask for Sean McGinnis

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Part of the house  
Attached Garage  
Two Car  
Interior Features  
Skylight(s)  
Walk In Closet



Cooling  
Ceiling Fan(s)  
Central

Water  
Public

Sewer  
Public Sewer