

# Berger Realty

Since 1928



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



312 Reynolds  
Egg Harbor Township, NJ 08234

Asking \$440,000.00



SJSRMLS

## COMMENTS

PROFESSIONAL PHOTOS TO FOLLOW-Welcome home to the desirable active 55+ Adult Community of Village Grande at Little Mill. This spacious 2 bedroom, 2 full bath home is perfect for one floor living. Enter into the LR/Dr combo, the kitchen has ample storage with many cabinets and a center island. Off the kitchen is the den with a gas fireplace and sliding glass doors that lead to your own patio. The primary bedroom offers a walk in closet and a large private en suite with separate, shower, soaking tub and water closet. There is plenty of storage with the 2 car attached garage. This home is conveniently located within walking distance to the clubhouse/community center. Here you can enjoy the indoor and outdoor pools, tennis courts and fill your social calendar with the many activities held at the clubhouse. The HOA fee includes the amenities, yard service and snow removal. Call the listing agent Michelle Canfield at 609-675-0990 to schedule your showing today.

## PROPERTY DETAILS

|                                                               |                          |                                                                                                              |                                                        |
|---------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Exterior<br>Vinyl                                             | ParkingGarage<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Storage Attic | InteriorFeatures<br>Smoke/Fire Alarm<br>Walk In Closet |
| AppliancesIncluded<br>Dishwasher<br>Gas Stove<br>Refrigerator | Basement<br>Slab         | Heating<br>Gas-Natural                                                                                       | Cooling<br>Central                                     |
| Water<br>Public                                               | Sewer<br>Public Sewer    |                                                                                                              |                                                        |

