

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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**312 Reynolds**  
**Egg Harbor Township, NJ 08234**

**Asking \$440,000.00**



## COMMENTS

Welcome home to the desirable active 55+ Adult Community of Village Grande at Little Mill. Deerfield Model. This spacious 2 bedroom, 2 full bath home is perfect for one floor living. Enter into the LR/Dr combo, relax with a cup of coffee or tea in the private den/library nestled away in the front of the home, the eat kitchen has ample storage with many cabinets and a center island. Off the kitchen is the family room with a gas fireplace and sliding glass doors that lead to your own patio. The primary bedroom offers 2 walk in closets 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 | ParkingGarage | OtherRooms              | InteriorFeatures |
| Vinyl    | Two Car       | Den/TV Room             | Smoke/Fire Alarm |
|          |               | Dining Area             | Walk In Closet   |
|          |               | Laundry/Utility Room    |                  |
|          |               | Primary BR on 1st floor |                  |
|          |               | Storage Attic           |                  |



Asker for Troy Eggen  
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Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)  
Sewer  
Public Sewer

Cooling  
Central

