



**1368 Sitka Ave  
Mays Landing, NJ 08330**

**Asking \$399,900.00**



## COMMENTS

Brand New Construction on 1.49 Acre Wooded Lot Discover the blend of modern comfort and serene privacy in this newly built 3 bedroom, 2bath ranch nestled on 1.49 wooded parcel. HIGHLIGHTS INCLUDE: Covered Patio & Storage shed...ideal for outdoor entertaining and extra storage for lawn equipment or recreational gear. OPEN CONCEPT: Spacious kitchen with quartz countertops and a full GE appliance package, perfect for hosting and everyday living. EFFICIENT COMFORT: Gas heating and central air ensure climate control for all seasons. SINGLE LEVEL LIVING: A smart ranch layout providing easy access and functionality. HAMILTON TOWNSHIP SCHOOLS: Located in the sought-after Hamilton Township school district, offering excellent educational options for families. Whether you are starting out or slowing down this is the perfect home. 10 Year HOW Warranty Brand new Bio-clear septic system Brand new Well with water filtration system

## PROPERTY DETAILS

|                                           |                                                                            |                         |                                                 |
|-------------------------------------------|----------------------------------------------------------------------------|-------------------------|-------------------------------------------------|
| Exterior<br>Vinyl                         | OutsideFeatures<br>Patio<br>Porch<br>Shed                                  | ParkingGarage<br>None   | OtherRooms<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures<br>Kitchen Center Island | AppliancesIncluded<br>Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator | Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural            |



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [gmj@bergerrealty.com](mailto:gmj@bergerrealty.com)

