



### 3 Winterberry Egg Harbor Township, NJ 08234

Asking \$488,888.00



#### COMMENTS

JUST REDUCED & READY FOR A FAST SETTLEMENT! This spacious 3-Bedroom 2.5-Bath home shows pride of ownership that is reflected in its tasteful, quality finishes, and \$75,000+ in recent upgrades (ask for the features & upgrades list). Step inside and you'll immediately appreciate the open & airy, bright, 2-story foyer & living room with vaulted ceilings. The clean, crisp luxury vinyl plank flooring flows throughout all 1st floor areas. The living room with new bay window, has a casual vibe, and is open to the neighboring dining room, which overlooks the home's beautiful backyard. The kitchen is also sharp and clean, and will obviously be the centerpiece of your daily living. It's adjacent breakfast nook & oversized family room areas offer the perfect setting for friends & family to gather daily. Upstairs, the Master ensuite bedroom is spacious, with a deep walk-in closet and elegant upgraded bathroom. The custom double vanity and stylish walk-in shower with floor to ceiling tile will make starting each day like a spa experience! 2nd and 3rd bedrooms are comfortably sized with nice closet space. Conveniently located, front loading full size washer & dryer are upstairs where they should be. The hallway full bathroom with 1-piece tub/shower is oversized and ready for busy mornings. When it's time to have fun, you will value having an oversized outdoor living space for gatherings of family & friends -- a lush lawn & landscape in this fenced back yard is ideal space for your next BBQ, and recreation activities. Relax and keep cool under shade trees along the southern side of the yard. It's an ideal yard for adding a swimming pool or spa, in fact, the extra electric and natural gas are already available for it! A large storage shed stays with the home, so lawncare stuff and patio items can be easily stored there. A full basement is partially finished, which expands your indoor living space, and is ideal for exercise equipment, hobbies, pool or ping pong tables, etc. Adjacent storage areas also house your newer hvac system and hot water heater. 3 Winterberry's current owners have continually invested into upgrades to this home, which include: an elegant master bathroom suite, wide plank luxury vinyl flooring on 1st flr, original HVAC & Hot Water heater were replaced, Well/Water for the 4-zone irrigation system, Gutter Guards, Renewal by Anderson's all new energy, sound and UV efficient windows & doors (front access features an integrated storm door with top & bottom full screens & frosted side privacy glass and deadbolt) / Energy sealing plus R40 attic insulation, newer GAF architectural roofing shingles, and wireless Ring doorbell and ADT Security to protect what's important to you! The rooftop solar array is leased at \$89.03/month.

#### PROPERTY DETAILS

|                   |  |   |  |
|-------------------|--|---|--|
| Exterior<br>Vinyl | OutsideFeatures<br>Fenced Yard<br>Patio<br>Porch | ParkingGarage<br>Attached Garage<br>Two Car | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room |
|-------------------|--|---|--|

# Berger Realty

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Shed  
Sprinkler System

Eat In Kitchen  
Great Room  
Pantry

#### Interior Features

Carbon Monoxide  
Detector  
Cathedral Ceiling  
Security System  
Smoke/Fire Alarm  
Storage  
Walk In Closet

#### Appliances Included

Dishwasher  
Dryer  
Gas Stove  
Microwave  
Self Cleaning Oven  
Washer

#### Basement

Full  
Partially Finished

#### Heating

Forced Air  
Gas-Natural

Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer



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