

**3 Winterberry  
Egg Harbor Township, NJ 08234**

**Asking \$498,888.00**



**COMMENTS**

Welcome to Winterberry Walk -- #3 Winterberry, constructed by Tradition Homes, offers everything you need and more! 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, newer HVAC & Hot Water systems, 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 so your total electric costs will be minimal (details available upon request). This home was recently appraised for \$508,000 for its bridge loan (owners next home is under construction and ready in mid September, but they can move sooner into a family home at the shore). A clear pest inspection was also done for the refi loan. A recent, similar comparable up the block sold for \$511,000, so at \$498,888 with all these upgrades, #3 Winterberry is a great value! Make your

# Berger Realty

Since 1928



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



appointment right away...

### PROPERTY DETAILS

|                          |                    |                    |                |
|--------------------------|--------------------|--------------------|----------------|
| Exterior                 | OutsideFeatures    | ParkingGarage      | OtherRooms     |
| Vinyl                    | Fenced Yard        | Two Car            | Breakfast Nook |
|                          | Patio              | Attached Garage    | Den/TV Room    |
|                          | Porch              |                    | Dining Room    |
|                          | Shed               |                    | Eat In Kitchen |
|                          | Sprinkler System   |                    | Great Room     |
|                          |                    |                    | Pantry         |
| InteriorFeatures         | AppliancesIncluded | Basement           | Heating        |
| Cathedral Ceiling        | Dishwasher         | Full               | Forced Air     |
| Carbon Monoxide Detector | Dryer              | Partially Finished | Gas-Natural    |
| Security System          | Gas Stove          |                    |                |
| Storage                  | Microwave          |                    |                |
| Smoke/Fire Alarm         | Self Cleaning Oven |                    |                |
| Walk In Closet           | Washer             |                    |                |
| Cooling                  | HotWater           | Water              | Sewer          |
| Central                  | Gas                | Public             | Public Sewer   |



Ask for Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tp@bergerrealty.com

