



661 Pine Valley Ct  
Egg Harbor City, NJ 08215

Asking \$449,999.00



#### COMMENTS

Welcome to this beautifully maintained one-story rancher located in the sought-after Blue Heron Pines golf community. This 3-bedroom, 2-bath home offers 2,212 sq. ft. of thoughtfully designed living space, including a sunroom addition that floods the home with natural light. From the moment you enter the inviting foyer, you'll feel the warmth and charm of this comfortable, well-laid-out home. The spacious kitchen features generous counter space and is perfectly situated for entertaining, seamlessly flowing into the dining area highlighted by a double-sided gas fireplace shared with the living room. The guest bedrooms are generously sized, and the guest bath is well-appointed. The primary suite offers comfort and privacy, with two walk-in closets, sunk in tub, double shower and also having a walk-up attic adds valuable storage or potential bonus space. Curb appeal is top-notch, and the home boasts a 2-car garage, Fenced in backyard, and abundant natural light throughout. Enjoy the perks of golf community resort-style living with a low HOA fee of \$142/month, giving you access to: Swimming pool, Clubhouse (available for rentals), Fully equipped gym, Billiards, Golf driving range, and Grass cut every week. Blue Heron Pines is more than a home—it's a lifestyle. Don't miss the chance to live in this vibrant, active community. Added bonus --- NEW ROOF going on next week!

#### PROPERTY DETAILS

|                  |                    |                     |                         |
|------------------|--------------------|---------------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage       | OtherRooms              |
| Vinyl            | Fenced Yard        | Two Car             | Breakfast Nook          |
|                  | Pool-In Ground     | Attached Garage     | Dining Area             |
|                  |                    | Auto Door Opener    | Florida Room            |
|                  |                    | See Remarks         | Great Room              |
|                  |                    |                     | Laundry/Utility Room    |
|                  |                    |                     | Loft                    |
|                  |                    |                     | Storage Attic           |
|                  |                    |                     | Primary BR on 1st floor |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded        | Basement                |
| Storage          | Dishwasher         | Blinds              | Crawl Space             |
| Walk In Closet   | Dryer              | Fireplace Equipment |                         |
|                  | Gas Stove          |                     |                         |
|                  | Microwave          |                     |                         |
|                  | Refrigerator       |                     |                         |
|                  | Washer             |                     |                         |
| Heating          | Cooling            | HotWater            | Water                   |

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