



**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

Berger Realty

• Since 1928 •



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



Forced Air
Gas-Natural

Ceiling Fan(s)
Central

Gas

Public

Sewer
Public Sewer



Ask for Frank Shoemaker
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: fcs@bergerrealty.com

