



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

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Forced Air
Gas-Natural

Ceiling Fan(s)
Central

Gas

Public

Sewer
Public Sewer



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

