



**14 Kendall Dr  
Egg Harbor Township, NJ 08234**

**Asking \$565,000.00**



#### COMMENTS

Wow! You must see this immaculate 3 bedroom, 2 ½ bath cul-de-sac home - private setting on 100x300 lot! Main levels features 2 story foyer; eat-in kitchen with stainless steel appliances (new microwave/convection oven), granite countertops, breakfast area & dry bar & wine cooler (ice machine in currently not working at dry bar); Family room with gas fire place, ceiling fan & sliders to backyard; formal Dining Room (being used as the office); formal Living room w/ceiling fan; Private Office w/ceiling fan (being used as the 4th bedroom) and Laundry room. Upstairs features a Master Suite with ceiling fan, cathedral ceilings, whirlpool tub & walk-in closet; 2 more nice sized bedrooms with ceiling fans and a full hall bath. Backyard features a 2-tier deck, in-ground pool, newer vinyl fencing w/ 3 single gates & 1 double; and separate enclosed dog run. Features: 2 brand new casement windows being installed w/ transferable warranties & lifetime discount w/ window company; crawlspace with a new water conditioning system; 7 zoned sprinkler system; newer dual zoned heat/air conditioning; 2 car attached heated garage; ducts professionally cleaned in 2024; paid off solar panels and newer tankless hot water heater. Updates include newer septic pump & wiring; newer pool liner; newer inverter for solar panels; newer underground hard plumbing from skimmers to filter; 2 newer skimmer systems; newer plumbing for water jets near steps; newer concrete around steps; newer exterior paint; newer glass/sand filling for pool filter; freshly painted bedrooms & bathrooms; newer gutter guards; newer gas pool heater 266,000 BTU's and much more...Home is being sold in as-is condition with the sellers obtaining the Certificate of Occupancy, Well certification and offering a one-year Home Warranty. Don't delay - this home won't last - make your appointment today! Contingent upon sellers finding suitable housing.

#### PROPERTY DETAILS

|                  |                    |                  |                      |
|------------------|--------------------|------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl            | Curbs              | Attached Garage  | Breakfast Nook       |
|                  | Deck               | Auto Door Opener | Dining Room          |
|                  | Fenced Yard        | Heated Garage    | Eat In Kitchen       |
|                  | Pool-In Ground     | Two Car          | Laundry/Utility Room |
|                  | Shed               |                  | Library/Study        |
|                  | Sidewalks          |                  | Recreation/Family    |
|                  | Sprinkler System   |                  |                      |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded     | Basement             |
| Bar              | Dishwasher         | Blinds           | Crawl Space          |
| Walk In Closet   | Disposal           | Curtains         |                      |
|                  | Dryer              |                  |                      |

# Berger Realty

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