



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



Heating
Forced Air
Gas-Natural
Multi-Zoned
Solar

Sewer
Septic

Gas Stove
Microwave
Refrigerator
Self Cleaning Oven
Washer

Cooling
Attic Fan
Ceiling Fan(s)
Central

HotWater
Tankless-gas

Water
Well

