



**316 Knollwood**  
**Egg Harbor Township, NJ 08234**

**Asking \$848,717.00**



**COMMENTS**

Welcome to your dream home in the desirable Northfield Estates neighborhood of Egg Harbor Township! Only 10 minutes to the nearby Ocean City beaches! This stunning two-story residence offers 4 spacious bedrooms and 2.5 bathrooms, situated on a generous .65-acre lot—the largest in the neighborhood—with immaculate landscaping and exceptional curb appeal. The property boasts a two-car garage plus a massive driveway that can comfortably fit an additional five vehicles. Step into the grand foyer with soaring cathedral ceilings that create a stunning first impression, leading into a formal dining room perfect for elegant gatherings and entertaining in style. Inside offers a brand-new, modern kitchen featuring Quartz countertops, Stainless Steel appliances, and a convenient Butler's Pantry. The first floor also includes a large versatile room—currently used as an office—that can easily be converted into a fifth bedroom. The partially finished basement provides ample space for your hobbies, home gym, or additional family activities! The family room impresses with cathedral ceilings, a custom built granite fireplace, custom built-in cabinets, hardwood floors, and direct access to the Florida room—perfect for relaxing or entertaining. Upstairs, you'll find four generous bedrooms and two full bathrooms. The spacious master suite includes walk-in closets, an ensuite master bathroom, and a private walkway leading to a bonus room. Additionally, the bonus room has its own entrance from the backyard, offering options for an in-law suite, home office, or guest space. Enjoy lower utility bills and eco-friendly living with energy-saving solar panels already installed on the home as well! Step outside to a fenced backyard oasis, ideal for entertaining. Enjoy the basketball court, an in-ground pool with custom built waterfall, a spacious deck with a retractable awning, and a pool house. This backyard is perfect for large parties for friends and family! Don't miss this incredible opportunity to own a beautiful, move-in-ready home with plenty of space, comfort, and style! Come stop by our Open Houses! 8/16-8/17 11am-1pm

**PROPERTY DETAILS**

|                   |                    |                    |              |
|-------------------|--------------------|--------------------|--------------|
| Exterior          | OutsideFeatures    | ParkingGarage      | OtherRooms   |
| Vinyl             | Deck               | Two Car            | Den/TV Room  |
|                   | Fenced Yard        |                    | Dining Room  |
|                   | Pool-In Ground     |                    | Florida Room |
|                   | Shed               |                    |              |
|                   | Sprinkler System   |                    |              |
| InteriorFeatures  | AppliancesIncluded | Basement           | Heating      |
| Bar               | Dryer              | Partially Finished | Baseboard    |
| Cathedral Ceiling | Gas Stove          |                    | Forced Air   |
| Walk In Closet    | Microwave          |                    | Gas-Natural  |

# Berger Realty

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