

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



673 Pine Valley  
Egg Harbor City, NJ 08330

Asking \$459,900.00



## COMMENTS

Motivated Seller, More Photo to come: Welcome home to this beautiful ranch in the Blue Heron Community. The spacious home features cathedral ceilings, an open floor plan and 2,267 square feet of living space. This home is ideal for entertaining with an eat in kitchen, 42" cabinets and a breakfast bar that overlooks the massive living room so you can mingle with guests. The dining room offers plenty of space for those large gatherings. The bright and sunny Florida room is sure to delight. The primary bedroom offers walk in closet and additional large closet and a large primary bathroom suite with double sinks, garden tub, and separate seated shower. The two additional bedrooms are spacious and feature double closets. Step outside for peace and serenity, on to a double patio with a fenced in back yard, that backs up to the woods for an extra buffer of privacy. This home comes complete with sprinkler systems (front and back), low priced solar panel lease, and a 2 car garage. Heater and Air Conditioner, and Hot Water Heater replace in 2020. Carpets removed and Bamboo Laminated flooring put in approx. 2020. Blue Heron is a full service community and the association fee includes lawn maintenance, community center, pool, clubhouse, gym and residents are offered a discounted membership at the award winning Blue Heron Golf Course.

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                                                                               |                          |                                                                                                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Fenced Yard<br>Patio                                                                                                                                                                       | ParkingGarage<br>Two Car | OtherRooms<br>Florida Room                                                                       |
|  | Appl for Grand Hallway included<br>Berger Realty Inc<br>1670 Boardwalk, Ocean City<br>Call: 609-391-0500<br>Email: <a href="mailto:geh@bergerrealty.com">geh@bergerrealty.com</a><br>Refr: Self Cleaning Oven |                          | Basement<br>Crawl Space                                                                          |
|                                                                                     | Cooling<br>Central                                                                                                                                                                                            | HotWater<br>Gas          | <br>Private |

Sewer  
Private