

**313 Pond Road**  
**Egg Harbor Township, NJ 08234**

**Asking \$559,000.00**



**COMMENTS**

This home represents the Perfect Pairing: Style & Location. Discover this immaculate, upgraded home in the highly sought-after Meadows Run community...a rare find that checks every box for the discerning buyer. Move-in ready and lovingly maintained, this residence blends beauty, comfort, and functionality both inside and out. From the moment you arrive, the curb appeal is undeniable--a professionally landscaped, fully fenced yard set on an elevated lot creates a striking first impression. Step inside to a bright, open floor plan filled with thoughtful upgrades: gleaming tile throughout the first floor, recessed lighting in most rooms, a spacious granite kitchen with custom backsplash, an island prep area, and appliances purchased approximately four years ago. An inviting additional island space offers the perfect spot to relax and enjoy views of the backyard which features a beautiful paver patio; and don't forget the walk-in mudroom which adds everyday convenience. Upstairs, the generous primary suite offers a peaceful retreat, while two additional bedrooms provide flexible space for a home office, playroom, or guest accommodations. The awesome finished basement is a true bonus — featuring a wet bar and full bathroom, it's perfect for entertaining, hobbies, or additional living space. The possibilities are endless! This is a special home in a special neighborhood — don't let this unique opportunity pass you by!

**PROPERTY DETAILS**

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl                 | Fenced Yard        | Attached Garage  | Breakfast Nook       |
|                       | Patio              | Auto Door Opener | Dining Area          |
|                       | Shed               | Two Car          | Eat In Kitchen       |
|                       | Sprinkler System   |                  | Laundry/Utility Room |
|                       |                    |                  | Recreation/Family    |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded     | Basement             |
| Bar                   | Burglar Alarm      | Blinds           | 6 Ft. or More Head   |
| Carbon Monoxide       | Dishwasher         | Curtains         | Room                 |
| Detector              | Disposal           |                  | Finished             |
| Cathedral Ceiling     | Dryer              |                  | Inside Entrance      |
| Kitchen Center Island | Gas Stove          |                  |                      |
| Security System       | Microwave          |                  |                      |
| Smoke/Fire Alarm      | Refrigerator       |                  |                      |
| Storage               | Self Cleaning Oven |                  |                      |
| Walk In Closet        | Washer             |                  |                      |
| Whirlpool             |                    |                  |                      |

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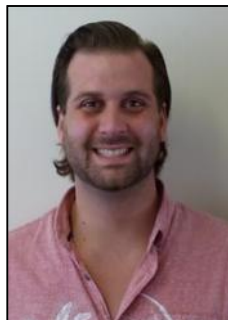
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