

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**137 Jeffers Landing**  
**Egg Harbor Township, NJ 08234**

**Asking \$739,000.00**



## COMMENTS

NEW CONSTRUCTION - 4BR / 2.5BA, two car garage, 2,800 sq ft just 5 miles to OCEAN CITY NJ beaches and boardwalk!! This property sits on 1 acre of land in a private setting. Homes features include: Foundation is crawlspace over short pilings(for extra support), 2x6 exterior walls, R-38 ceiling insulation with vapor barrier, R-21 fiberglass exterior wall insulation, 200 amp main service panel, Brushed nickel ceiling lights in bedroom, halls, laundry, kitchen, bathrooms, ding room area and walk-in closet Exterior CertainTeed® Architectural Shingles, Ice Shield Installed on Eave Overhangs, Minimum 15# Felt Paper Shingle Underlayment, Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge,Shingle Over Ridge Vent (Shipped Loose), CertainTeed® MainStreet™ Vinyl Siding (Double 4 Clapboard, Double 5 Clapboard, or Dutch Lap), Smooth Fiberglass Front Door with 2-Panel Square, Composite Jambs, and Vinyl Brickmould (Per Plan), Smooth Fiberglass Rear Door with Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan), Satin Nickel Schlage® Keyless Touchscreen Deadbolt with Lever – Exterior Door Hardware (Per Plan), 6'-0" Vinyl Sliding Glass Door (Per Plan), Exterior Swing Doors Installed with Pan and Bracing Beneath Jamb, Vinyl Double Hung Low-E Brickmould Windows with Screens and Argon Gas, Vinyl Shutters, Installed on Front (Per Plan). This home is not a spec, seller will build specifically for the buyer.

## PROPERTY DETAILS

Exterior  
Vinyl

Outside Features  
Deck  
Porch

Parking/Garage  
Attached Garage  
Two Car

Other Rooms  
Dining Area  
Eat In Kitchen  
Great Room  
Laundry/Utility Room



Ask for Joan S. Spencer  
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Appliances Included  
Dishwasher  
Gas Stove  
Refrigerator

Basement  
Crawl Space



Cooling  
Central

Water  
Well

Sewer  
Septic