



**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 crawspace 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 Jamb, and Vinyl Brickmould (Per Plan), Smooth Fiberglass Rear Door with Half Glass, Composite Jamb, 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 Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: ls@bergerrealty.com			
	Appliances Included Dishwasher Gas Stove Refrigerator	Basement Crawl Space		Laundry on 2nd floor
	Cooling Central	Water Well		Sewer Septic