

# Berger Realty

Since 1928



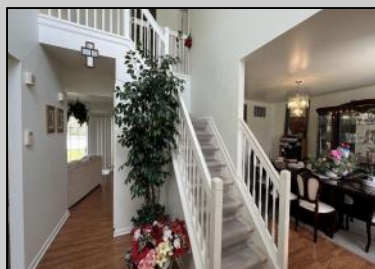
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



306 Flatbush  
Egg Harbor Township, NJ 08234

Asking \$499,000.00



## COMMENTS

This 3br 2.5ba Don Paparone home checks all the boxes! This well maintained two-story home offers the perfect blend of comfort, style, and functionality—plenty of room to grow. The main level features an open area kitchen with stainless steel appliances and granite, a dining area and a family room with a gas fireplace. There's also a formal dining room and a living room. Enjoy everyday convenience with a large utility room including washer and dryer, plus an attached two-car garage for easy access and storage. Upstairs, you'll find three generously sized bedrooms, including a master suite with high ceilings, a spa-like bathroom featuring a soaking tub and separate shower, and a large walk-in closet. A full common bathroom serves the additional 2 bedrooms with comfort and style. The fully finished basement expands your living space with two open areas perfect for a playroom, home gym, or media lounge—plus a large bonus room with a door that's ideal for a private office, guest room, or hobby space. There's also a large cubby area for storage. Recent upgrades include a brand-new roof installed in March, a new HVAC unit installed in June, offering peace of mind and energy efficiency. Step outside to your fenced-in backyard oasis, complete with an above-ground pool—perfect for summer fun and weekend relaxation. Sprinkler system in the front yard. Appointment required, but easy to show, come take a look!

## PROPERTY DETAILS

|                    |  |                              |  |
|--------------------|--|------------------------------|--|
| Exterior<br>Stone  | Outside Features<br>Fenced Yard<br>Pool-Above Ground   | Parking/Garage<br>Two Car    | Other Rooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Laundry/Utility Room |
|                    | Ask for Ellen L. Senft<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-399-4211<br>Email: els@bergerrealty.com |                              |  |
|                    | Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer  | Basement<br>Finished<br>Full |  |
| Cooling<br>Central | Hot Water<br>Gas   | Water<br>Public              |  |
|                    |  |                              | Sewer<br>Public Sewer  |