

# Berger Realty

Since 1928



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