



3010 Cottonwood Avenue
Egg Harbor Township, NJ 08234

Asking \$599,900.00



COMMENTS

Stunning 2-Story Home with Custom Features & Entertainment Galore! This beautifully maintained 2-story home with an attached 2-car garage is sure to impress from the moment you arrive. Step into the grand 2-story foyer, flanked by a formal dining room on the left and a library, flex room or home office. The spacious eat-in kitchen offers 42" cabinets, a central island, and stainless-steel appliances — ideal for both everyday living and entertaining. Just off the kitchen is a well-appointed laundry room with new cabinetry and direct access to the garage for added convenience and no lack of storage! The adjacent family/recreation room offers plenty of space for relaxing and entertaining, with a seamless flow from the kitchen. Upstairs, you'll find four generously sized bedrooms and two full bathrooms. The primary suite is a true retreat, complete with 2 walk-in closets and a spa-like ensuite bathroom featuring a double bowl vanity, garden tub, and separate shower. The roof is only two years old and features dimensional shingles. The home includes an oversized 85-gallon hot water heater and updated PEX plumbing throughout. But the real showstopper? The fully finished basement! Designed for entertainment, it includes: • A game room with pool table and dry bar under the stylish tin-coffered ceiling • A dedicated home theater with plush seating, a wide screen, and AV equipment projector • A custom bar/lounge room, perfect for entertaining guests after the movie This home blends classic charm with modern amenities and incredible spaces for gathering and relaxing. Don't miss out!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Fenced Yard	Attached Garage	Dining Room
Vinyl		Auto Door Opener	Eat In Kitchen
		Two Car	Great Room
			Laundry/Utility Room
			Library/Study
			Pantry
			Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Dishwasher	6 Ft. or More	Head Forced Air
Carbon Monoxide	Disposal	Room	Gas-Natural
Detector	Dryer	Finished	
Cathedral Ceiling	Gas Stove	Heated	
Kitchen Center Island	Microwave	Inside Entrance	
Smoke/Fire Alarm	Refrigerator	Unfinished	
Storage	Washer		

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Walk In Closet

Cooling
Central

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

