



1 Butler
Egg Harbor, NJ 08234

Asking \$439,900.00



COMMENTS

Welcome to this exquisite 2-bedroom, 2-bathroom Brookhaven model home in the highly sought-after 55+ community of Village Grand at Little Mill. Ideally situated on a corner lot, this residence is bright, airy, and filled with natural sunlight, creating a warm and inviting ambiance throughout. The heart of the home is the spacious kitchen, featuring 42" cabinets, granite countertops, and a charming breakfast nook. Adjacent to the kitchen, the sunroom offers a serene retreat for relaxation or entertaining. The living room is highlighted by a cozy fireplace, perfect for gatherings or quiet evenings at home, while the welcoming foyer sets a sophisticated tone as you enter. The primary suite is generously proportioned and includes a luxurious en suite with a soaking tub, walk-in shower, and double vanity sinks. The well-appointed guest bedroom ensures comfort and privacy for visitors. Additional features include a convenient laundry room and an attached 2-car garage. Village Grand at Little Mill offers an exceptional lifestyle with an array of amenities, including a clubhouse, large seasonal outdoor pool, year-round indoor pool and hot tub, tennis and pickleball courts, fitness center, dart room, library, exercise classes, and a vibrant calendar of social events. Enjoy an independent lifestyle without the hassle of landscaping or snow removal, giving you more time to relax, socialize, and embrace the community. Conveniently located near dining, shopping, beautiful beaches, Parkway and Expressway access, and the lively nightlife of Atlantic City, this home perfectly blends comfort, elegance, and an active 55+ community lifestyle. Sale excludes diningroom chandelier and sunroom ceiling fan.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Auto Door Opener	Den/TV Room
	Patio	Two Car	Dining Room
	Sidewalks		Eat In Kitchen
	Sprinkler System		Laundry/Utility Room
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	Crawl Space	Forced Air
Detector	Disposal		Gas-Natural
Smoke/Fire Alarm	Dryer		See Remarks
Storage	Microwave		
	Refrigerator		
	Washer		

Berger Realty

• Since 1928 •



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

✉ info@bergerrealty.com



HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Brian Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bk@bergerrealty.com

