



**1 Butler**  
**Egg Harbor, NJ 08234**

**Asking \$449,900.00**



**COMMENTS**

Welcome to this exquisite 2-bedroom, 2-bathroom 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 Detector		Dishwasher Disposal		Crawl Space		Forced Air	
Smoke/Fire Alarm		Dryer				Gas-Natural	
Storage		Microwave Refrigerator Washer				See Remarks	
HotWater		Water		Sewer			

# Berger Realty

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