



**103 Violet**  
**Egg Harbor Township, NJ 08234**

**Asking \$459,900.00**



**COMMENTS**

HURRY! It's easy living here in this pristine, active 55+ adult community that has a lot to offer and is centrally located. Your new ranch-style home has 2 large bedrooms, 2 full bathrooms, and a library/study room that could be used as a 3rd bedroom if needed. Imported hardwood floors throughout the house, granite countertops in the kitchen and bathrooms, stainless steel appliances, a kitchen island, recessed lighting, a gas fireplace, and custom shelving in the family room that surrounds the fireplace. Your master bedroom is spacious with 2 walk-in closets and shelving for easy organization. Your master bathroom has his and her sinks, and a walk-in shower with seating. Living here is like moving into a new home. It's 11 years young and has only one owner. Since this is an active adult community, there is much to do. We have 2 tennis courts, 4 pickleball courts, bocce courts, indoor and outdoor pools, a clubhouse, fitness center, fishing group, golfing group, women's garden club, men's club, and bible study. All this at a REASONABLE PRICE! Who do you know that would like to buy this home? Please share this listing with others. If you would like to have a private tour, CALL NOW!

**PROPERTY DETAILS**

|                       |                    |                  |                         |
|-----------------------|--------------------|------------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms              |
| Vinyl                 | Patio              | Attached Garage  | Den/TV Room             |
|                       |                    | Auto Door Opener | Dining Area             |
|                       |                    | Two Car          | Dining Room             |
|                       |                    |                  | Eat In Kitchen          |
|                       |                    |                  | Laundry/Utility Room    |
|                       |                    |                  | Library/Study           |
|                       |                    |                  | Primary BR on 1st floor |
|                       |                    |                  | Recreation/Family       |
|                       |                    |                  | Storage Attic           |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded     | Basement                |
| Carbon Monoxide       | Dishwasher         | Blinds           | Slab                    |
| Detector              | Dryer              | Curtains         |                         |
| Kitchen Center Island | Gas Stove          | Drapes           |                         |
| Smoke/Fire Alarm      | Microwave          |                  |                         |
| Walk In Closet        | Refrigerator       |                  |                         |
|                       | Washer             |                  |                         |
| Heating               | Cooling            | HotWater         | Water                   |
| Gas-Natural           | Central            | Gas              | Public                  |

# Berger Realty

• Since 1928 •



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

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Sewer  
Public Sewer



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [lam@bergerrealty.com](mailto:lam@bergerrealty.com)

