



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

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Public Sewer



Ask for Margarita Kobilianets  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mak@bergerrealty.com](mailto:mak@bergerrealty.com)

