



126 Marshall Dr
Egg Harbor Township, NJ 08234

Asking \$715,000.00



COMMENTS

Welcome home to this striking brick-front Colonial, perfectly positioned on Marshall Drive in the prestigious Ballenger Woods community. With resort-style amenities and thoughtful updates, this home blends classic elegance, modern comfort, and a backyard oasis designed for everyday enjoyment and unforgettable gatherings. Surrounded by lush, meticulously manicured landscaping on a ¾-acre lot, this residence makes an unforgettable first impression. Step inside the sun-drenched, two-story foyer and discover a bright and inviting office to the left—perfect for remote work or quiet study. To the right, a living/sitting room flows seamlessly into the formal dining room, elevated with a tray ceiling and ideal for hosting guests. At the heart of the home lies the gourmet kitchen, showcasing rich custom cabinetry, granite countertops, a massive center island, and a sunny morning room overlooking the pool and serene backyard. Vaulted wooden cathedral ceilings add warmth and architectural flair, while the expansive family room offers a cozy, wood-accented gas fireplace—perfect for relaxed evenings or festive gatherings. A stylish half bathroom, laundry room, and attached two-car garage complete the main level. Upstairs, the lavish primary suite features crown molding, a generously sized walk-in closet, and a spa-inspired ensuite bathroom with a jacuzzi soaking tub, and a separate glass-enclosed shower. Three additional spacious and sunlit bedrooms, along with another pristine full bath and linen closet, provide comfort and flexibility. The fully finished 1,000+ sq. ft. basement offers limitless possibilities, from a home theater to a playroom or vibrant game room. It also includes a dedicated fitness area and abundant storage space to keep everything organized. Step outside to your private retreat, where summers will be spent around the sparkling saltwater pool. The fully fenced yard, expansive stamped concrete patio, and well maintained landscaping offers the perfect balance of beauty and function. Recent updates include a new roof (2024), dual zone HVAC system (2021), and a sealed blacktop driveway (2025). Ballenger Woods is a highly sought-after, well-maintained community of large lots, centrally located near top schools, beaches, shopping, dining, libraries, bike paths, nature reserves, the Garden State Parkway, and the Atlantic City Expressway. This home is a rare gem—blending timeless design, modern updates, and resort-style living. The current family has loved it and is ready to pass it along for your family to create lasting memories. Don't wait—this one will not last!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Fenced Yard	Attached Garage	Den/TV Room
Vinyl	Patio	Auto Door Opener	Dining Area
	Pool-In Ground	Two Car	Dining Room
	Shed		Eat In Kitchen
	Sprinkler System		Laundry/Utility Room

Berger Realty

• Since 1928 •



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



InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher Disposal Dryer	See Remarks	6 Ft. or More Head Room
Cathedral Ceiling	Electric Stove		Finished
Kitchen Center Island	Microwave		Full
Smoke/Fire Alarm	Refrigerator		Heated
Storage	Self Cleaning Oven		Inside Entrance
Walk In Closet	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Private
Gas-Natural			Public
Sewer			
Septic			



Ask for Thomas Horan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: tph@bergerrealty.com

