



**312 Knollwood**  
**Egg Harbor Township, NJ 08234**

**Asking \$579,888.00**



#### COMMENTS

Artfully styled, oversized, 3-Bedroom home with \"All the Right Stuff\". This beautiful home has a craftsman vibe with numerous quality features & finishes inside & out. 312 Knollwood is located within Northfield Estates, one of Egg Harbor Twp's most desirable neighborhoods. This home is an experience for all your senses... situated on a tree lined, beautifully landscaped parcel in an amazing neighborhood where people teach their children to ride their bicycles, push strollers with babies, take leisurely walks at dusk, and stop to say hello. Relax on the architecturally stunning, covered front porch, next to a magnificent birch that sways with the evening breeze. Yes, this home is to be \"experienced\", not just lived in... There is no need to describe all the living spaces and one-of-a-kind entertaining this home offers ... browse the photos and you will easily see this one is special. Be sure to take a full brochure with amenities list, floorplan, and survey when you visit. Call to make your appointment today!

#### PROPERTY DETAILS

|                       |                    |                    |                      |
|-----------------------|--------------------|--------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage      | OtherRooms           |
| Vinyl                 | Deck               | Attached Garage    | Breakfast Nook       |
|                       | Fenced Yard        | Two Car            | Den/TV Room          |
|                       | Patio              |                    | Dining Room          |
|                       | Pool-In Ground     |                    | Eat In Kitchen       |
|                       | Porch Enclosed     |                    | Laundry/Utility Room |
|                       | Porch Screened     |                    | Library/Study        |
|                       | Shed               |                    | Pantry               |
|                       | Sidewalks          |                    | Recreation/Family    |
|                       | Sprinkler System   |                    | Storage Attic        |
| InteriorFeatures      | AppliancesIncluded | Basement           | Heating              |
| Bar                   | Dishwasher         | Full               | Forced Air           |
| Carbon Monoxide       | Dryer              | Partially Finished | Gas-Natural          |
| Detector              | Gas Stove          |                    |                      |
| Kitchen Center Island | Microwave          |                    |                      |
| Smoke/Fire Alarm      | Refrigerator       |                    |                      |
| Storage               | Self Cleaning Oven |                    |                      |
| Walk In Closet        | Washer             |                    |                      |
| Cooling               | HotWater           | Water              | Sewer                |
| Central               | Gas                | Public             | Public Sewer         |
| Electric              |                    |                    |                      |

# Berger Realty

• Since 1928 •



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

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



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

