

**119 Buffalo Ave**  
**Egg Harbor City, NJ 08215**

**Asking \$405,000.00**



#### COMMENTS

Imagine yourself in this beautiful home. Walk through the front doors into the Livingroom, see how it's lit up with natural light, catch sight of the fireplace across the way, imagine your family and friends wrapped around the dining room table enjoying each other's company. Enter the kitchen and imagine the aromas of that feast you created with your stove and additional convenient stovetop. See yourself enjoying this beautiful home. This Dutch Colonial Home has Original Hardwood trim and Hardwood floors throughout the main home. Hardwood floors recently refinished in Livingroom, Formal Dining Room, and Study/Office. In 2006, a Large In Law Suite (open concept) with Private Entrance, Private Bathroom, and Walk-In Closet was added. There is a Large walk-in pantry off the kitchen. Upstairs you find 4 bedrooms, at the top of the stairs a walk-in-closet. Across the hall at the back of the house a window bench, where you can sit and enjoy the sunset. It has a full basement under the main house with inside and outside access. And a crawlspace under the addition. The large fenced in backyard has plenty of room for entertainment. And contains two sheds for storage. Conveniently located: easy access to train, park, grocery/convenience stores all in walking distance, and so much more. Additional info: (1) Bedroom #4 is great for a Nursery; (2) Study/Office is 10'4" x 12'11"; (3) Walk-In Closet on Upper Level; (4) Full Basement is 32' x 26'8"; (5) Parking on street and in alleyway behind house. Home improvements In 2023/24 - Exterior walls for the living room and dining room were insulated with R15. In 2023 - New toilet in upstairs bathroom. In 2020 - New chimney liner for furnace. In 2012 - New furnace installed. In 2006 - Large 10 x 14 Dutch Barn shed added. In 2005 - Electrical Service Upgraded & Rewired to 200 AMP; Electric Fireplace Installed; Front Door replaced. In 2003/04 - Siding on Main house; all windows on 1st & 2nd floors replaced. Room dimensions are approximate for informational purposes only.

#### PROPERTY DETAILS

|                          |                          |               |                         |
|--------------------------|--------------------------|---------------|-------------------------|
| Exterior                 | OutsideFeatures          | ParkingGarage | OtherRooms              |
| Vinyl                    | Curbs                    | None          | Dining Room             |
|                          | Fenced Yard              |               | Eat In Kitchen          |
|                          | Needs Work               |               | In-Law Quarters         |
|                          | Patio                    |               | Library/Study           |
|                          | Porch                    |               | Storage Attic           |
|                          | Shed                     |               |                         |
|                          | Sidewalks                |               |                         |
| InteriorFeatures         | AppliancesIncluded       | AlsoIncluded  | Basement                |
| Carbon Monoxide Detector | Burglar Alarm Dishwasher | Rugs          | 6 Ft. or More Head Room |

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