

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



**267 CHURCHILL**  
**Egg Harbor Township, NJ 08234**

**Asking \$725,000.00**



## COMMENTS

Welcome to your magnificent sanctuary in the highly desirable Equestrian Estates of Egg Harbor Township. This immaculate residence offers a spacious 2,820 square feet and boasts a host of premium features, including recently renovated baths and newer HVAC and water heater. The home's excellent flow is established by two separate staircases providing easy access between the main and upper levels. Upstairs, you will find four generously sized bedrooms and two full bathrooms. The true showstopper is the luxurious Primary Suite, a private retreat complete with a cozy gas fireplace, an elegant vanity/prep area, a large walk-in closet, and a stunning spa-like bath featuring a soaking tub, separate shower, and double sinks. The main level is ideal for entertaining, offering an eat-in kitchen, a private office, and a family room with a bar. Additional features include a two-car garage and a full basement for storage or future expansion. Step outside to a gorgeous, private garden oasis—a beautifully landscaped exterior that provides a tranquil setting perfect for entertaining or quiet evenings. Located moments from shopping and offering easy access to the stunning South Jersey beaches, this home is the quintessential blend of luxury, privacy, and convenience.

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                                                             |                                       |                                            |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------|
| Exterior<br>Stucco                                                                  | OutsideFeatures<br>Shed<br>Sidewalks                                                                                                                                                        | ParkingGarage<br>Two Car              | OtherRooms<br>Dining Room<br>Library/Study |
|  | Basement<br>6 Rooms<br>Full<br>Unfinished<br>Sewer                                                                                                                                          | Heating<br>Central Air<br>Gas-Natural | Cooling<br>Central                         |
|                                                                                     | <b>Ask for Thomas H. Foran</b><br><b>Berger Realty Inc</b><br>1330 Bay Avenue, Ocean City<br>Call: 609-391-1330<br>Email to: <a href="mailto:tph@bergerrealty.com">tph@bergerrealty.com</a> |                                       |                                            |
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