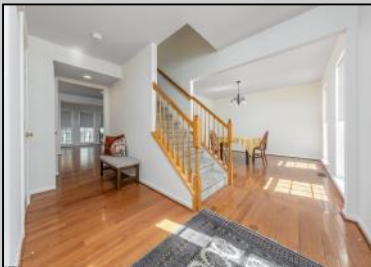


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



306 Blossom Cir
Egg Harbor Township, NJ 08234

Asking \$499,000.00



COMMENTS

Welcome to this beautifully maintained 4-bedroom, 2.5-bath colonial home offering over 2,300 square feet of living space plus a finished basement. Situated on a wooded lot in the Sycamore subdivision with plenty of room for a pool, this property combines privacy, comfort, modern updates, & a roomy floorplan. Step inside to find gleaming hardwood floors throughout the first floor and fresh neutral paint that creates a warm, inviting feel. The main level includes a formal dining room, a versatile living room/office with French doors, and a spacious family room featuring a cozy gas fireplace. The open-concept eat in kitchen is open to a bright and large morning room, perfect for casual dining or entertaining. Easy access with sliding door to the rear deck just updated with brand-new composite decking makes BBQing & entertaining convenient. A wooded backyard provides lots of privacy but with plenty of space to add a pool. Upstairs, the generous primary suite offers a private bath with two large closets, while three additional bedrooms provide plenty of space for family or guests. The upstairs laundry room is large and super convenient. The finished basement expands your living space and includes a plumbing rough-in for a future bathroom. Major updates provide peace of mind: new roof just 6 months old, HVAC system (furnace, A/C, and hot water heater) replaced just 3 years ago. A 2-car side entry garage adds convenience and storage. Energy-conscious buyers will appreciate the solar lease at a fixed \$71.92/month (with 10 years remaining on a 20-year term), keeping utility costs low. This home truly checks all the boxes—style, space, efficiency, and updates—all on a beautiful lot with endless possibilities. Priced to sell quickly, this property won't last long. Schedule your



Ask for Lauren Griner
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
NJ 08226
Call 609-399-0076

Email to: lmg@bergerrealty.com
Heating: Forced Air, Gas-Natural, Solar
Cooling: Central, Electric

Interior Features



Sewer
Public Sewer