



50 Marshall  
Egg Harbor Township, NJ 08234

Asking \$759,000.00



**COMMENTS**

Welcome to Ballenger Woods! Your Dream Home Awaits! Discover the elegance of this custom-built Chiusano Grand Chelmsford Model, . This stunning 4/5 bedrooms with 4 baths. There is a giant suite in the renovated basement with a full bathroom . This two-story home is perfectly situated on a large wooded lot, offering both privacy and tranquility. As you enter, you'll be captivated by the grand two-story foyer, featuring front and back staircases that set the tone for the open and airy floor plan. The first floor includes a dedicated home office, formal living and dining rooms adorned with designer pillars and four bay windows, and beautiful hardwood floors throughout. The spacious eat-in kitchen is a chef's delight, complete with a center island, plus another oven and sink, and a sunny breakfast room that overlooks the expansive deck and private yard—perfect for entertaining! The grand room features soaring cathedral ceilings and a cozy gas fireplace, creating a warm and inviting atmosphere. Retreat to the deluxe suite, which boasts two walk-in closets, an additional sitting room, and a luxurious bath with sinks, a garden tub, and a shower. Each additional bedroom offers double closets SUPER BONUS beautiful finished basement, , must see to believe plus and a oversized 3-car attached garage! With the Twisted Dune Golf Club right in your backyard, this home is a golfer's paradise! Don't miss out on this incredible opportunity—schedule your private tour

**PROPERTY DETAILS**

|                          |                                     |                    |                         |
|--------------------------|-------------------------------------|--------------------|-------------------------|
| Exterior                 | OutsideFeatures                     | ParkingGarage      | OtherRooms              |
| Vinyl                    | Deck                                | Attached Garage    | Breakfast Nook          |
|                          | Paved Road                          | See Remarks        | Den/TV Room             |
|                          |                                     | Three or More Cars | Dining Area             |
|                          |                                     |                    | Eat In Kitchen          |
|                          |                                     |                    | Florida Room            |
|                          |                                     |                    | Great Room              |
|                          |                                     |                    | In-Law Quarters         |
|                          |                                     |                    | Laundry/Utility Room    |
|                          |                                     |                    | Library/Study           |
|                          |                                     |                    | Pantry                  |
|                          |                                     |                    | Recreation/Family       |
| InteriorFeatures         | AppliancesIncluded                  | AlsoIncluded       | Basement                |
| Carbon Monoxide Detector | Dishwasher Disposal Dryer Gas Stove | Blinds             | 6 Ft. or More Head Room |
| Cathedral Ceiling        |                                     |                    | Finished                |
| Handicap Features        |                                     |                    | Heated                  |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Kitchen Center Island  
Skylight(s)  
Smoke/Fire Alarm  
Walk In Closet

Intercom  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Outside Entrance  
Plumbing

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned  
Solar

Cooling  
Attic Fan  
Ceiling Fan(s)  
Central  
Multi-Zoned

Water  
Public

Sewer  
Septic



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jmm@bergerrealty.com](mailto:jmm@bergerrealty.com)

