



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
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ 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 Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

