

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
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138 Hilton Head
Egg Harbor Township, NJ 08234

Asking \$419,990.00



COMMENTS

The Neuville floor plan is a stunning new construction, ranch home plan featuring 1,698 square feet of living space, 4 bedrooms, 2 bathrooms and a 2-car garage. The Neuville boasts first floor living with every amenity in easy reach! The foyer welcomes you in with two large bedrooms and full bathroom on one side. As you continue on down the foyer, you'll find another large room and laundry room set back and made private through a recessed opening on the other side. The kitchen has ample counterspace and a large, modern island overlooking the dining area. Off the great room sits the owner's suite, highlighting a spacious bathroom and huge walk-in closet that has a door connecting to the laundry room – simplifying an everyday chore! Come see our NEW one-of-a-kind AMENITY FILLED COMMUNITY in Atlantic County offering a 3,500 Sq. Ft. Clubhouse, Outdoor Pool, Pickleball Courts, Bike Rack & Walking Trails for your enjoyment! The Coves at Ocean Club offers New Construction Ranch homes in Egg Harbor Township, with easy access to major commuting routes situated only 2.9 miles from the Garden State Parkway, 1.4 miles from the AC Expressway, 4 quick miles to the AC Airport & only 17 miles to Ocean City's tranquil beach and boardwalk! America's #1 Homebuilder since 2002 offers the peace of mind and benefits of purchasing from a national builder, where you can experience the quality of life you've been looking for at a value you will appreciate! *Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our

Photos representative of plan only and may vary as built.



Hotwater
Electric

Ask for Christopher Malinowski
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1670 Boardwalk, Ocean City
Call: 609-391-0500
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Basement
Slab

Water
Public

ParkingGarage
Two Car
Gas-Natural

Sewer
Public Sewer

InteriorFeatures

