

**218 Granville Circle
Egg Harbor Township, NJ 08234**

Asking \$795,000.00



COMMENTS

Large interior lot in very desirable Ballenger Woods. You will be impressed with the first floor IN-Law suite! The Grand Greenbriar model built by Chuisano Builders is approximately 4,000 sq.ft. of living space and approximately 1500 sq.ft. in the finished basement with wet bar. Spacious floor plan consisting of office/ sun room, living and dining room. The gourmet kitchen has stainless steel appliance with a center island. 42 inch cabinets with granite counter tops. There is lighting above and below the cabinets with crown modelings. Hardwood floors are in the foyer and powder room. Custom window treatments will stay. A cozy built in gas fireplace in the Great room. The dual stair cases lead upstairs to the second floor and a large master bedroom with a 12' x 14'8" sitting room and walk-in closet. The Master bath has a large soaking tub, double sinks and seperate shower. The other 3 BD's are all generous in size with plenty of closet space. There is a shared (Jack and Jill) bath between the hall bath. The exterior of this home is equally impressive with mature landscaping, large patio, in-ground swimming pool with Cabanna and a hot tub. The entire back yard is fenced in and does have a garden shed. There is also a 3 car attached garage. There is a Solar lease with 11 years remaining. The entire roof was replaced in 2022. The pool liner was replaced in 2023. Both HVAC natural gas units where replaced in 2021. The 70 gallon hot water heater was replaced in 2018 and the entire Septic system was replaced and upgraded in 2018. Great location which backs up to the bike path, close to shopping, schools, the Nature Reserve and Fine Dining. This home is within 15 minutes of the Beaches and Boardwalks!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Cabana	Three or More Cars	Den/TV Room
Vinyl	Curbs	Attached Garage	Dining Room
	Deck	Auto Door Opener	Eat In Kitchen
	Fenced Yard		Great Room
	Pool-In Ground		In-Law Quarters
	Porch		Laundry/Utility Room
	Shed		Library/Study
	Sidewalks		Recreation/Family
	Sprinkler System		Storage Attic
	Whirlpool/Spa		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Burglar Alarm	Blinds	6 Ft. or More Head
Cathedral Ceiling	Disposal		Room

Berger Realty

• Since 1928 •



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



Carbon Detector	Monoxide Detector	Dishwasher	Finished Full
Kitchen Center Island	Gas Stove	Dryer	Heated
Security System	Intercom	Microwave	Inside Entrance
Storage	Refrigerator	Self Cleaning Oven	Masonry Floor/Wall
Smoke/Fire Alarm	Washer		Plumbing
Walk In Closet			
Whirlpool			
Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Public
Gas-Natural	Electric		
Multi-Zoned	Multi-Zoned		
Solar			
Sewer			
Septic			



Ask for Donna Brown
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dmb@bergerrealty.com

