



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

**Asking \$795,000.00**



SJSRMLS

**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 impresive 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              | Attached Garage    | Den/TV Room          |
| Vinyl            | Curbs               | Auto Door Opener   | Dining Room          |
|                  | Deck                | Three or More Cars | 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   |
| Carbon           | Monoxide Dishwasher |                    | Room                 |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Detector  
Cathedral Ceiling  
Kitchen Center Island  
Security System  
Smoke/Fire Alarm  
Storage  
Walk In Closet  
Whirlpool

Disposal  
Dryer  
Gas Stove  
Intercom  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Finished  
Full  
Heated  
Inside Entrance  
Masonry Floor/Wall  
Plumbing

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned  
Solar

Cooling  
Central  
Electric  
Multi-Zoned

HotWater  
Gas

Water  
Public

Sewer  
Septic



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [mkj@bergerrealty.com](mailto:mkj@bergerrealty.com)

