

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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26 Burnside  
Egg Harbor Township, NJ 08234

Asking \$400,000.00



## COMMENTS

Welcome Home to this lovely Brookhaven model in the very desirable 55+ community of Village Grande. This well cared for home features hardwood floors in most of the main living areas, and tile in the sunroom. You'll love the covered front porch with plenty of room to sit and enjoy the activity in your neighborhood or if you prefer a little more privacy, relax on the back patio which offers a retractable awning for shade on those hot summer days. The formal living room has a beautiful gas fireplace and custom drapes, the large formal dining room features a bay window with custom drapes. The kitchen sits between the dining room and the sunny breakfast room for informal dining. The entrance foyer is warm and welcoming with a large coat closet. The main bedroom is in the back of the home with two closets (1 is a large walk-in) and a luxurious bathroom with large double sink vanity, soaking tub and tiled shower stall. The guest bedroom is situated towards the front of the home with another bathroom (this one features one of those unique senior bathtubs with a door for easy access) There's also a good sized laundry room and a two car garage offering plenty of storage. Don't miss out - this one won't last long!

## PROPERTY DETAILS

|                                                                                                                                               |                                                |                                                                 |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                             | OutsideFeatures<br>Patio<br>Porch<br>Sidewalks | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor                       |
| <p>Ask for John T. Kinson<br/>Berger Realty Inc<br/>1330 Bay Avenue, Ocean City<br/>Call: 609-391-1330<br/>Email to: jtn@bergerrealty.com</p> |                                                |                                                                 | <p>Heating<br/>Forced Air</p>  |
|                                                                                                                                               | <p>HotWater<br/>Gas</p>                        | <p>Water<br/>Public</p>                                         |                                                                                                                     |



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