

# Berger Realty

Since 1928



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



318 McClellan  
Egg Harbor Township, NJ 08234

Asking \$479,900.00



## COMMENTS

Say "Yes!" to this Exquisitely Maintained Ranch! The highly desired Deerfield Model is move-in ready! 9' Ceilings... Fully adorned with Luxurious HARDWOOD FLOORS flowing throughout. Private Home Office offers many options! Two bedrooms and two full baths, that invites effortless single-level living. The Primary Suite is a true retreat, featuring a full private bath, two walk-in closets & tray Ceiling.. You'll love the gourmet kitchen with its full appliance package, large granite island, granite countertops, beautiful backsplash, and custom 42" cabinetry, including a large Walk-in-Pantry. This welcoming layout also includes a spacious Great Room, and a dedicated Dining Area. Pull-down Ladder to Storage Attic, and Bonus: A built-in humidifier system keeps your home comfortable year-round! Concrete Patio in rear. The clubhouse offers indoor and outdoor pools, sauna, gym, card room, ballroom and more! Viewing via Showingtime, Offered as-is; Inspections for informational purposes only.

## PROPERTY DETAILS

| Exterior | Outside Features | Parking  | Garage | Other Rooms             |
|----------|------------------|----------|--------|-------------------------|
| Vinyl    | Curbs            | Attached | Garage | Dining Area             |
|          | Deck             | Two Car  |        | Great Room              |
|          | Porch            |          |        | Laundry/Utility Room    |
|          | Sidewalks        |          |        | Primary BR on 1st floor |
|          |                  |          |        | Recreation/Family       |
|          |                  |          |        | Storage Attic           |



Public Sewer

Ask for Tom Melchioni  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: tom@bergerrealty.com  
Appliances: Dishwasher, Disposal, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Water  
Public

