

# Berger Realty

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223 Sun Valley Cir  
Egg Harbor Township, NJ 08234

Asking \$599,900.00



## COMMENTS

Welcome to 223 Sun Valley Circle, a spacious and well-maintained home that perfectly balances comfort, flexibility, and style. Upon entering from the inviting covered patio, you're greeted by gleaming hardwood floors and an open floor plan that flows seamlessly throughout the main level. A space just off the living room can be used as a formal dining area, making this level ideal for gatherings and entertaining. The modern kitchen features stainless steel appliances, granite countertops, a white tile backsplash, and ample cabinet and counter space. A cozy dining area with a pantry and sliding doors leads out to the back deck. Just off the kitchen, the family room offers a warm and inviting space complete with a fireplace and a convenient dry bar. A bonus room located next to a full bathroom on this level provides excellent versatility, perfect for an in-law suite, guest room, home office, or den. Upstairs, you'll find four comfortable bedrooms with plush wall-to-wall carpeting and two full bathrooms, including a large primary suite with generous closet space. The finished basement adds even more living space, featuring a gym, bar, and entertainment area, the perfect setup for game day or gatherings. Outside, the fenced-in backyard offers privacy and mature trees, plus plenty of room for kids or pets to play. Enjoy both the upper deck and a lower patio area for additional outdoor entertaining options. Located in the desirable Oceanaire community, this home offers convenient access to shopping, restaurants, parks, the Garden State Parkway, and just a short drive to Jersey Shore beaches. A great opportunity to own a beautiful and versatile home in a prime location!

## PROPERTY DETAILS

|                 |             |                  |                                                                                       |
|-----------------|-------------|------------------|---------------------------------------------------------------------------------------|
| ParkingGarage   | OtherRooms  | InteriorFeatures | Heating                                                                               |
| Attached Garage | Dining Area | Bar              | Forced Air                                                                            |
| Cooling         | Water       | Sewer            |  |
| Ceiling Fan(s)  | Public      | Public Sewer     |                                                                                       |
| Central         |             |                  |                                                                                       |