



**131 Hilton Head  
Egg Harbor Township, NJ 08234**

**Asking \$429,990.00**



**COMMENTS**

The Bristol is a stunning new construction ranch home plan featuring 1,748 square feet of living space, 2 bedrooms, 2 bathrooms and a 2-car garage. Look no further than the Bristol for the convenience of first floor living! The foyer welcomes you in past a large bedroom and flex room, you decide how this space functions! The kitchen with a large island perfect for prep work, entertaining and casual dining flows effortlessly into the living room and dining area. The owner's suite is off the main living area and features a spacious bathroom and huge walk-in closet that has a door into the laundry room – simplifying an everyday chore! An optional loft is offered on the Bristol plan that features an additional full bedroom & bathroom, the perfect space for any guests staying with you to retreat to! Come see our NEW one-of-a-kind AMENITY FILLED COMMUNITY in Atlantic County offering a 3,500 Sq. Ft. Clubhouse, Outdoor Pool, Pickleball Courts, Bike Rack & Walking Trails for your enjoyment! The Coves at Ocean Club offers New Construction Ranch homes in Egg Harbor Township, with easy access to major commuting routes situated only 2.9 miles from the Garden State Parkway, 1.4 miles from the AC Expressway, 4 quick miles to the AC Airport & only 17 miles to Ocean City's tranquil beach and boardwalk! America's #1 Homebuilder since 2002 offers the peace of mind and benefits of purchasing from a national builder, where you can experience the quality of life you've been looking for at a value you will appreciate! \* Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! \*\* Photos representative of plan only and may vary as built. \*\* Book your appointment today!

**PROPERTY DETAILS**

|                       |                    |               |                      |
|-----------------------|--------------------|---------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Stone                 | Patio              | Two Car       | Dining Room          |
| Vinyl                 | Sprinkler System   |               | Laundry/Utility Room |
|                       |                    |               | Library/Study        |
|                       |                    |               | Pantry               |
| InteriorFeatures      | AppliancesIncluded | Basement      | Heating              |
| Kitchen Center Island | Dishwasher         | Slab          | Gas-Natural          |
| Smoke/Fire Alarm      | Gas Stove          |               |                      |
| Walk In Closet        | Microwave          |               |                      |
| Cooling               | HotWater           | Water         | Sewer                |
| Central               | Electric           | Public        | Public Sewer         |

# Berger Realty

• Since 1928 •



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