



**7 Olivia**  
**Egg Harbor Township, NJ 08234**

**Asking \$439,999.00**



**COMMENTS**

Welcome to 7 Olivia Drive, a beautiful two-story, three-bedroom, two-and-a-half-bath home offering the perfect blend of modern flow, warmth, and functionality. Step inside and you're greeted by new vinyl flooring that seamlessly connects the living and dining spaces, creating an inviting open concept that makes entertaining and everyday life effortless. The living area features cathedral ceilings that fill the space with natural light, while a gas fireplace adds warmth and character, creating a perfect gathering spot for cozy evenings or relaxed weekends at home. The spacious kitchen anchors the main level with plenty of counter space and natural light, opening directly into multiple living and dining areas that are ideal for gatherings big or small. Upstairs, the primary suite serves as a private retreat featuring a large walk-in closet and a generous ensuite bath, offering the perfect place to unwind after a long day. Outside, enjoy a fully fenced-in backyard with a patio that is perfect for barbecues, playtime, or peaceful mornings with coffee in hand. The vinyl fencing provides privacy, while the two-car garage adds convenience and extra storage. This home is also equipped with solar panels, offering an opportunity to save money on your electric bills. Located in the heart of Egg Harbor Township, this home puts you close to local schools, shopping, parks, and just a short drive to the shore. It offers the perfect balance of community living and accessibility. With its open layout, thoughtful updates, and inviting atmosphere, 7 Olivia Drive is more than a house. It is a place where comfort, style, and connection come together beautifully.

**PROPERTY DETAILS**

|                    |                 |                 |                   |          |
|--------------------|-----------------|-----------------|-------------------|----------|
| Exterior           | OutsideFeatures | ParkingGarage   | InteriorFeatures  |          |
| Vinyl              | Curbs           | Attached Garage | Carbon            | Monoxide |
|                    | Fenced Yard     | Two Car         | Detector          |          |
|                    | Shed            |                 | Cathedral Ceiling |          |
|                    | Sidewalks       |                 | Smoke/Fire Alarm  |          |
|                    |                 |                 | Walk In Closet    |          |
| AppliancesIncluded | Basement        | Heating         | Cooling           |          |
| Dishwasher         | Crawl Space     | Forced Air      | Central           |          |
| Dryer              |                 | Gas-Natural     |                   |          |
| Gas Stove          |                 |                 |                   |          |
| Microwave          |                 |                 |                   |          |
| Refrigerator       |                 |                 |                   |          |
| Washer             |                 |                 |                   |          |
| HotWater           | Water           | Sewer           |                   |          |

# Berger Realty

• Since 1928 •



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

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



Gas

Public

Public Sewer



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

