



**11 Evio John Ct**  
**Marmora, NJ 08223**

**Asking \$1,235,000.00**



**COMMENTS**

Welcome to your coastal sanctuary. This brand new 4 bedroom, 3.5 bath Scandinavian-style design was thoughtfully crafted with timeless workmanship and modern finishes throughout. Resting on one acre, and spanning 3,500 square feet of light-filled living space, this home captures the serenity of minimalist design while embracing authentic character. Step inside and be greeted by soaring ceilings, wide-plank European oak flooring, reclaimed wood beams with hidden built-in speakers, and an open-concept floor plan that effortlessly connects the kitchen, 12-foot bar, dining, and living areas — perfect for gatherings large or small. Walls of 400 Series Andersen windows flood the space with natural light, creating an airy, inviting atmosphere that feels both refined and relaxed. At the heart of the home, a chef's retreat featuring sleek cabinetry, quartz countertops, and top-tier appliances. A space that inspires connection and creativity. The first-floor primary suite offers a peaceful hideaway, complete with a spa-inspired bath and generous walk-in closet. Upstairs, three additional bedrooms provide comfort and flexibility, ideal for family and guests, while a main-level bonus room offers the perfect flex space for a home office, playroom, fitness room, or occasional guest area. Everyday living was considered throughout the home with convenience, efficiency, and peace of mind. Outside, enjoy a spacious backyard designed for effortless entertaining or quiet moments under the stars with plenty of room for outdoor dining, play, or future pool dreams. Perfectly situated on a cul-de-sac just minutes from both Ocean City and Sea Isle, this home offers the tranquility of coastal living with easy access to beaches, shops, and local favorites. This home isn't just a place to live, but a place to belong.

**PROPERTY DETAILS**

|                       |                    |               |                         |
|-----------------------|--------------------|---------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl                 | Deck               | Two Car       | Dining Area             |
|                       | Sidewalks          |               | Eat In Kitchen          |
|                       |                    |               | Great Room              |
|                       |                    |               | Pantry                  |
|                       |                    |               | Primary BR on 1st floor |
| InteriorFeatures      | AppliancesIncluded | Heating       | Cooling                 |
| Bar                   | Dishwasher         | Gas-Natural   | Central                 |
| Cathedral Ceiling     | Dryer              |               |                         |
| Handicap Features     | Gas Stove          |               |                         |
| Kitchen Center Island | Microwave          |               |                         |
| Walk In Closet        | Refrigerator       |               |                         |
|                       | Self Cleaning Oven |               |                         |

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