



**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		

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Washer

Water
Well

Sewer
Septic



Ask for Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

