



30 Burnside Dr Egg Harbor Township, NJ 08234

Asking \$426,900.00



COMMENTS

Welcome to Village Grande at Little Mill's (55+ community) very desirable Coventry Ranch Model, conveniently located to dining, shopping, beaches, Parkway/Expressway and Atlantic City Nightlife! This 1747 sq ft two bedroom, two full bath home is clean and ready for its next owner. HUGE BONUS: Brand new primary stall shower with two grab bars and convenient built-in seat, one year old beautiful LVP flooring throughout the home, three year old HVAC system with remainder of 10 year warranty plus and four year old roof. You will feel the love and care that has gone into maintaining this special home as you walk through the front door to a really large, bright living room with dining room. Just past is a spacious eat-in kitchen with center island. Appliances include: Samsung stainless fridge, Maytag four burner gas cooktop with oven and Whirlpool dishwasher. Countertop microwave is included. There is a very large pantry with double doors and a split stainless sink with disposal under a window. Sliding glass doors lead out to a private patio with beautiful trees. Enjoy tranquil bird watching and spectacular sunsets inside or on the patio. Right off of the kitchen is the family room. The primary bedroom suite is really big and has a tray ceiling with ceiling fan and two walk-in closets. The ensuite bathroom is a nice size with double sinks, a soaking tub, new stall shower and linen closet plus three medicine cabinets. A second bedroom/office has a ceiling fan and a large closet plus there is an additional full bathroom with tub/shower combination and a second linen closet. Laundry room has a Maytag washer and dryer plus 3 year old hot water heater with pan and a convenient closet for laundry supplies, etc. There is also a pull down set of stairs to the attic for additional storage plus a coat closet at the entrance and an additional closet by the garage. The two car garage has plenty of shelves for storage and a convenient garden hose hook up. The Village Grande at Little Mill has a year round indoor pool/hot tub and a seasonal huge outdoor pool, fitness center, tennis and pickle ball courts, billiards and dart room, library, exercise classes, social events and trips for those interested. Enjoy an independent lifestyle without the hassle of taking care of your landscaping or snow removal. Dilucia is the management company. Note: TV's mounted in family room and primary bedroom are included.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Attached Garage	Breakfast Nook
	Sprinkler System	Auto Door Opener	Den/TV Room
		Two Car	Dining Room
			Eat In Kitchen
			Laundry/Utility Room
			Pantry
			Primary BR on 1st floor

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Recreation/Family
Storage Attic

InteriorFeatures
Carbon Monoxide
Detector
Kitchen Center Island
Smoke/Fire Alarm
Storage
Walk In Closet

AppliancesIncluded
Dishwasher
Disposal
Dryer
Gas Stove
Microwave
Refrigerator
Self Cleaning Oven
Washer

AlsoIncluded
Blinds
Curtains

Basement
Slab

Heating
Forced Air
Gas-Natural

Cooling
Ceiling Fan(s)
Central

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Cynthia Balles
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: cyn@bergerrealty.com

