



**311 Reynolds Rd**  
**Egg Harbor Township, NJ 08234**

**Asking \$518,000.00**



**COMMENTS**

Welcome to 311 Reynolds Road! This beautiful and meticulously maintained 3-4 bedroom Eden home in The Village Grande at Little Mill is just waiting for its new owner to move right in! As you enter the front door, you will immediately be impressed by the high ceilings in the formal living and dining areas with tons of natural light and stunning hardwood floors. The eat-in-kitchen with newer stainless steel appliances, 42" wood cabinets and center island is a cook's dream and the adjoining family room offers an open-concept for those cozy get-togethers with family and friends. Imagine relaxing evenings in front of the gas insert fireplace that is surrounded by custom built-in cabinetry for all of your family photos and special knick-knacks. Off of the family room is a private paver patio and a sunroom which can double as a spare bedroom, office or craft room with a built-in closet. Off of the foyer you will find the oversized primary en suite with two separate closets and a large bathroom with separate soaking tub and shower. Upstairs, there is another bedroom, full bath and currently open loft area which can easily be converted into another private bedroom. The attic offers more storage and an enlarged doorway for easy access. Rounding off this amazing property is the 2-car garage, laundry room with soaking sink and half bath on the main level. Kitchen and laundry appliances are newer and the 75 gallon tank gas hot water heater was installed just 3 months ago. The furnace is also 3 months old and a "split" system has been installed in the upper level for comfort of overnight guests. Upgraded light fixtures/ceiling fans are included in the sale as well as some existing furnishings (list to be provided by owner). And let's not forget the location of this beautiful home! It's literally just a hop, skip and a jump to the community club house (for private parties, play a game of pool, relax in the hot tub or sauna, enjoy a work-out in the gym, and participate in community activities such as cards, etc.) indoor and outdoor pools, tennis and pickleball courts and other activities and amenities this wonderful adult community has to offer for just \$235 per month in HOA fees! Located minutes to beaches, casinos, shopping and everything else the Jersey Shore has to offer! **SHOWINGS BEGIN AT OPEN HOUSE ON SATURDAY, NOVEMBER 29 FROM NOON – 2 P.M.** Thereafter, private showings will be available by appointment accompanied by LB brokers.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Two Car	Dining Room
	Sidewalks		Eat In Kitchen
	Sprinkler System		Loft
			Pantry
			Primary BR on 1st floor
			Recreation/Family

# Berger Realty

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Interior Features		Appliances Included	Also Included	Storage Attic
Carbon Monoxide Detector		Dishwasher Disposal	See Remarks	Basement Slab
Cathedral Ceiling		Dryer		
Kitchen Center Island Storage		Gas Stove Microwave		
Walk In Closet		Refrigerator Washer		
Heating		Cooling	Hot Water	Water
Forced Air		Attic Fan	Gas	Public
Gas-Natural		Ceiling Fan(s)		
See Remarks		Central Multi-Zoned		
Sewer				
Public Sewer				



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