

# Berger Realty

Since 1926



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



329 McClellan, Egg Harbor Township, NJ, 08234

Price \$395,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2004          |
| Type         | Single Family |
| Block Number | 5424          |
| Listing #    | 595931        |
| Taxes        | 6411.00       |

## COMMENTS

*Great opportunity to own a home in the desired neighborhood of THE VILLAGE GRANDE at LITTLE MILL. This two bedroom BROOKHAVEN MODEL features many upgrades including Covered front porch, brick front facade, bump out dining room bay, extra sunroom and large elevated back deck with vinyl railings. The community offers indoor and outdoor pools, tennis, clubhouse and social act...*

## PROPERTY FEATURES

|                       |                    |               |                         |
|-----------------------|--------------------|---------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Brick                 | Curbs              | Two Car       | Eat In Kitchen          |
| Vinyl                 | Patio              |               | Florida Room            |
|                       | Porch              |               | Laundry/Utility Room    |
|                       | Sidewalks          |               | Primary BR on 1st floor |
|                       | Sprinkler System   |               | Storage Attic           |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide       | Dishwasher         | See Remarks   | Slab                    |
| Detector              | Disposal           |               |                         |
| Kitchen Center Island | Dryer              |               |                         |
| Smoke/Fire Alarm      | Gas Stove          |               |                         |
| Walk In Closet        | Microwave          |               |                         |
|                       | Refrigerator       |               |                         |
|                       | Self Cleaning Oven |               |                         |
|                       | Washer             |               |                         |
| Heating               | Cooling            | HotWater      | Water                   |
| Forced Air            | Central            | Gas           | Public                  |
| Gas-Natural           |                    |               |                         |
| Sewer                 |                    |               |                         |
| Public Sewer          |                    |               |                         |

## CONTACT

Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:

Scan to see Property page.

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