



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



313 Pond Road, Egg Harbor Township, NJ, 08234

Price \$599,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 3             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 2001          |
| Type         | Single Family |
| Block Number | 5413          |
| Listing #    | 599373        |
| Taxes        | 8315.00       |

#### COMMENTS

*This home represents the Perfect Pairing: Style & Location. Discover this immaculate, upgraded home in the highly sought-after Meadows Run community...a rare find that checks every box for the discerning buyer. Move-in ready and lovingly maintained, this residence blends beauty, comfort, and functionality both inside and out. From the moment you arrive, the curb appeal is ...*

#### PROPERTY FEATURES

|                                                                                                                                                                                       |                                                                                                                                                  |                                                                 |                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                                     | OutsideFeatures<br>Fenced Yard<br>Patio<br>Shed<br>Sprinkler System                                                                              | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Breakfast Nook<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Recreation/Family |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Kitchen Center Island<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet<br>Whirlpool | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains                              | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Inside Entrance                                      |
| Heating<br>Forced Air<br>Gas-Natural                                                                                                                                                  | Cooling<br>Ceiling Fan(s)<br>Central                                                                                                             | HotWater<br>Gas                                                 | Water<br>Public                                                                                            |
| Sewer<br>Public Sewer                                                                                                                                                                 |                                                                                                                                                  |                                                                 |                                                                                                            |

#### CONTACT

Ask for Phillip Bellucci  
Berger Realty Inc

Scan to see Property page.



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