



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



3010 Cottonwood Avenue, Egg Harbor Township, NJ, 08234

Price \$599,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2005          |
| Type         | Single Family |
| Block Number | 2010          |
| Listing #    | 599881        |
| Taxes        | 8908.00       |

#### COMMENTS

*Stunning 2-Story Home with Custom Features & Entertainment Galore! This beautifully maintained 2-story home with an attached 2-car garage is sure to impress from the moment you arrive. Step into the grand 2-story foyer, flanked by a formal dining room on the left and a library, flex room or home office. The spacious eat-in kitchen offers 42" cabinets, a central island, ...*

#### PROPERTY FEATURES

|                                                                                                                                                       |                                                                                                           |                                                                                               |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Stone<br>Vinyl                                                                                                                            | OutsideFeatures<br>Fenced Yard                                                                            | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car                               | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Heated<br>Inside Entrance<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural                                                                                          |
| Cooling<br>Central                                                                                                                                    | HotWater<br>Gas                                                                                           | Water<br>Public                                                                               | Sewer<br>Public Sewer                                                                                                         |

#### CONTACT

Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



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