



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



1 Butler, Egg Harbor, NJ, 08234

Price \$439,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 5422          |
| Listing #    | 599969        |
| Taxes        | 6373.00       |

#### COMMENTS

Welcome to this exquisite 2-bedroom, 2-bathroom Brookhaven model home in the highly sought-after 55+ community of Village Grand at Little Mill. Ideally situated on a corner lot, this residence is bright, airy, and filled with natural sunlight, creating a warm and inviting ambiance throughout. The heart of the home is the spacious kitchen, featuring 42" cabinets, granite...

#### PROPERTY FEATURES

|                                                                                |                                                                                              |                                              |                                                                                                               |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                              | OutsideFeatures<br>Curbs<br>Patio<br>Sidewalks<br>Sprinkler System                           | ParkingGarage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm<br>Storage | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space                      | Heating<br>Forced Air<br>Gas-Natural<br>See Remarks                                                           |
| HotWater<br>Gas                                                                | Water<br>Public                                                                              | Sewer<br>Public Sewer                        |                                                                                                               |

#### CONTACT



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-335-4616  
Email to: tcm@bergerrealty.com

Scan to see Property page.



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