



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



103 Violet, Egg Harbor Township, NJ, 08234

Price \$459,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2014          |
| Type         | Single Family |
| Block Number | 3318          |
| Listing #    | 600144        |
| Taxes        | 8083.00       |

#### COMMENTS

**HURRY! It's easy living here in this pristine, active 55+ adult community that has a lot to offer and is centrally located. Your new ranch-style home has 2 large bedrooms, 2 full bathrooms, and a library/study room that could be used as a 3rd bedroom if needed. Imported hardwood floors throughout the house, granite countertops in the kitchen and bathrooms, stainless steel...**

#### PROPERTY FEATURES

|                                                                                                                |                                                                                               |                                                                 |                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                              | OutsideFeatures<br>Patio                                                                      | ParkingGarage<br>Two Car<br>Attached Garage<br>Auto Door Opener | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Library/Study<br>Recreation/Family<br>Storage Attic<br>Primary BR on 1st floor |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes                    | Basement<br>Slab                                                                                                                                                                    |
| Heating<br>Gas-Natural                                                                                         | Cooling<br>Central                                                                            | HotWater<br>Gas                                                 | Water<br>Public                                                                                                                                                                     |
| Sewer<br>Public Sewer                                                                                          |                                                                                               |                                                                 |                                                                                                                                                                                     |

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