



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



218 Granville Circle, Egg Harbor Township, NJ, 08234

Price \$795,000.00

#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 5             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2005          |
| Type         | Single Family |
| Block Number | 6001          |
| Listing #    | 601450        |
| Taxes        | 13472.00      |

#### COMMENTS

*Large interior lot in very desirable Ballenger Woods. You will be impressed with the first floor IN-Law suite! The Grand Greenbriar model built by Chuisano Builders is approximately 4,000 sq.ft. of living space and approximately 1500 sq.ft. in the finished basement with wet bar. Spacious floor plan consisting of office/ sun room, living and dining room. The gourmet kitchen...*

#### PROPERTY FEATURES

|                       |                    |                    |                      |
|-----------------------|--------------------|--------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage      | OtherRooms           |
| Stucco                | Cabana             | Attached Garage    | Den/TV Room          |
| Vinyl                 | Curbs              | Auto Door Opener   | Dining Room          |
|                       | Deck               | Three or More Cars | Eat In Kitchen       |
|                       | Fenced Yard        |                    | Great Room           |
|                       | Pool-In Ground     |                    | In-Law Quarters      |
|                       | Porch              |                    | Laundry/Utility Room |
|                       | Shed               |                    | Library/Study        |
|                       | Sidewalks          |                    | Recreation/Family    |
|                       | Sprinkler System   |                    | Storage Attic        |
|                       | Whirlpool/Spa      |                    |                      |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded       | Basement             |
| Bar                   | Burglar Alarm      | Blinds             | 6 Ft. or More Head   |
| Carbon Monoxide       | Dishwasher         |                    | Room                 |
| Detector              | Disposal           |                    | Finished             |
| Cathedral Ceiling     | Dryer              |                    | Full                 |
| Kitchen Center Island | Gas Stove          |                    | Heated               |
| Security System       | Intercom           |                    | Inside Entrance      |
| Smoke/Fire Alarm      | Microwave          |                    | Masonry Floor/Wall   |
| Storage               | Refrigerator       |                    | Plumbing             |
| Walk In Closet        | Self Cleaning Oven |                    |                      |
| Whirlpool             | Washer             |                    |                      |
| Heating               | Cooling            | HotWater           | Water                |
| Forced Air            | Central            | Gas                | Public               |
| Gas-Natural           | Electric           |                    |                      |
| Multi-Zoned           | Multi-Zoned        |                    |                      |
| Solar                 |                    |                    |                      |
| Sewer                 |                    |                    |                      |



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**CONTACT**



**Ask for John Tonkinson**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-741-7841**  
**Email to: [jtn@bergerrealty.com](mailto:jtn@bergerrealty.com)**

Scan to see Property page.



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