



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<br>Stucco<br>Vinyl                                                                                                                                                           | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Pool-In Ground<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System<br>Whirlpool/Spa               | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Three or More Cars | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>In-Law Quarters<br>Laundry/Utility Room<br>Library/Study<br>Recreation/Family<br>Storage Attic |
| 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>Intercom<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds                                                     | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Full<br>Heated<br>Inside Entrance<br>Masonry Floor/Wall<br>Plumbing                                                  |
| Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned<br>Solar                                                                                                                          | Cooling<br>Central<br>Electric<br>Multi-Zoned                                                                                                                | HotWater<br>Gas                                                            | Water<br>Public                                                                                                                                                            |

Sewer



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Sewer

**CONTACT**



**Ask for Thomas Horan**  
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**1330 Bay Avenue, Ocean City**  
**Call: 609-602-7330**  
**Email to: [tph@bergerrealty.com](mailto:tph@bergerrealty.com)**

Scan to see Property page.



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