

OWNER WILL BUILD



**12 Eagles Way
Swainton, NJ**

**Block 12.01 Lot 45
1 Acre
White Sands Estates**

ASKING: \$699,000

- ◆ *One Story, 2,900 Square Foot Home*
- ◆ *4 Bedrooms*
- ◆ *2 1/2 Baths*
- ◆ *Family Room*
- ◆ *Utility Room*
- ◆ *Central Air Conditioning*
- ◆ *Gas Forced Hot Air Heat*
- ◆ *Gas Fireplace*
- ◆ *Wood Flooring*
- ◆ *Wall-to-wall carpeting*
- ◆ *Vinyl Siding*
- ◆ *3 car attached garage*
- ◆ *Buyer can change blueprints prior to construction, if desired*
- ◆ *Bonus room over garage available*

Included with the purchase are improvements already made by owner to date at a cost of approximately \$100,000:

- ◆ Lot partially cleared
- ◆ Installed:
 - ◆ Foundation
 - ◆ Basement
 - ◆ Well
 - ◆ Septic

- ◆ *Property is located adjacent to the Sand Barrens Golf Course*
- ◆ *Only minutes away from:*
 - ◆ *Avalon Beaches*
 - ◆ *County Zoo*
 - ◆ *Middle Township Shopping District.*
- ◆ *Walk to Sand Barrens for a relaxing game of golf.*



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