

# \$429,900 - 1 Myrtle Ave, GLOUCESTER CITY

MLS® #NJCD2090626

**\$429,900**

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Residential on 0.16 Acres

NA, GLOUCESTER CITY, NJ

NEW CONSTRUCTION with a 5 YEAR TAX ABATEMENT!! This sweet 3 BDR/ 2 Full BTH Cape Cod makes great use of space with an open concept design featuring a kitchen/dinner area and near by living room for all your entertaining needs! The 1st floor Primary Bedroom offers flexibility for those who need it along with a full bathroom right off the bedroom. The main floor laundry is also a nice option. The 2nd floor boasts 2 additional nice size bedrooms with an additional Full bathroom that helps round out this very efficient floor plan. Both a front porch and side deck offering outside visibility. Lastly a full unfinished basement that offers space for many future options! Centrally located just minutes away from the ever popular up and coming Collingswood downtown, Center City Philadelphia, and easy access to most major highways that get you on your way to Atlantic City, Baltimore and NY. Call today for more information! Home will be available for Occupancy NOV 2025!

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | NJCD2090626 |
| Price      | \$429,900   |
| Bedrooms   | 3           |
| Bathrooms  | 2.00        |
| Full Baths | 2           |



|                |             |
|----------------|-------------|
| Square Footage | 1,450       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Cape Cod    |
| Status         | Active      |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 1 Myrtle Ave            |
| Area         | Gloucester City (20414) |
| Subdivision  | NA                      |
| City         | GLOUCESTER CITY         |
| County       | CAMDEN-NJ               |
| State        | NJ                      |
| Municipality | GLOUCESTER CITY         |
| Zip Code     | 08030                   |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Utilities | Natural Gas Available, Electric Available |
| Parking   | Concrete Driveway                         |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                 |
| Appliances        | Stainless Steel Appliances, Refrigerator, Oven/Range-Gas, Microwave, Dishwasher |
| Heating           | 90% Forced Air                                                                  |
| Cooling           | Central A/C                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Unfinished                                                                      |
| # of Stories      | 2                                                                               |
| Stories           | 2 Story                                                                         |

### Exterior

|                 |                         |
|-----------------|-------------------------|
| Exterior        | Mod/Manuf, Vinyl Siding |
| Lot Description | Corner Lot              |
| Foundation      | Block                   |

### School Information

District                      GLOUCESTER CITY SCHOOLS

**Additional Information**

Date Listed                April 18th, 2025  
Days on Market        189  
Zoning                      RESIDENTIAL

**Listing Details**

Listing Office            Real Broker, LLC

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