

# Berger Realty

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516 Jimmie Leeds Rd  
Galloway Township, NJ 08205

Asking \$365,000.00



## COMMENTS

Located on an amazing corner of Galloway, this 2.66 acre property offers both privacy and convenience. This rancher (\*\*with a FULL recently renovated BASEMENT\*\*) was built with plaster walls meant to withstand over 150mph winds. The cedar shake and brick sidings are both in great condition. One of the best potential features of this property is the ability to subdivide and build another home on its own acre. This property also offers the ability to be tied into the City for public sewer and water off of Seaview Ave. Some great features of this home include Full Basement remediation by Perfect Basements (\$17k of work and along with guarantees) all new plumbing throughout installed in 2018, new water heater in 2023, new water holder for well in 2015 and beautiful Oak hardwood floors throughout this property. Tongue and groove sub flooring also throughout. Separate Well system for the outside irrigation. This property is being sold strictly as is, buyer is responsible for CO and permits.

## PROPERTY DETAILS

Exterior	ParkingGarage	AlsoIncluded	Basement
Brick	One Car	See Remarks	6 Ft. or More Head
Fiber Cement Board			Room
Siding			Full
			Masonry Floor/Wall
Heating	HotWater	Water	Sewer
	Electric	Well	Septic



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