



**546A Brook Ln  
Galloway Township, NJ 08205**

**Asking \$464,900.00**



#### COMMENTS

Looks like new. Perfect location for both living and rental. Besides 3 bedrooms of second floor in the public record, existing in-law suite in 1st floor with private bath and separate entrance provides the large 4th bedroom. Large and tall above-ground basement with private entrance provides 820 SF living space in addition to 2168 SF in the public record and potential 2nd inlaw suite. Casinos and Stockton university within 10 minutes. Allowed by zoning and without comprising your living quality, both in-law suites can be leased to greatly reduce mortgage payment. Park at least 9 cars. Extra layer wall provides supreme insulation to save energy. New build-in private dog and cat bedroom. Tall and big walkable attic with solid floor and pull-down ladder provides enormous storage space. New 16\'x16\'composite deck is supported by concrete poles instead of perishable wood poles, and will last practically forever. Bright LED lights with ceiling fans and remote every where. Brand new dish washer and microwaves. Newer gas stove, washer. Exhaustic fan in kitchen sucks air to outdoor. Long driveway can build carport with solar panel. Large removable outdoor pet-fish pond self-refreshed after each rain, and hence need no water filter or air pump. Wild turtle, turkey, etc frequently visit backyard. Backyard has a long rain-forest style trail for you to walk until a stream. 6 large gardens for all full-sun, partial sun, and shaded plants.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Den/TV Room
	Fenced Yard	Two Car	Dining Area
			Dining Room
			Eat In Kitchen
			Great Room
			In-Law Quarters
			Laundry/Utility Room
			Primary BR on 1st floor
			Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Dishwasher	Blinds	6 Ft. or More Head
Storage	Disposal		Room
Walk In Closet	Dryer		Full
	Gas Stove		Inside Entrance
	Intercom		Masonry Floor/Wall

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



	Microwave Refrigerator Self Cleaning Oven Washer		Outside Entrance Partially Finished Plumbing Slab
Heating Forced Air Gas-Natural Hot Water	Cooling Ceiling Fan(s) Central Electric Gas	HotWater Gas	Water Public
Sewer Public Sewer			



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

