

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**908 Stoney Hill**  
**Galloway Township, NJ 08205**

**Asking \$579,000.00**



## COMMENTS

Build your dream home with Schaeffer Homes in Egg Harbor Township! This home is to be built through their Build On Your Lot Program. Featured here is the Phoenix floor plan: The Phoenix is one of our most unique homes starting at 2,248 square feet of space, featuring a multi-level design. This model includes 4 bedrooms, 2 1/2 baths, 2-car garage, a finished rec room and the option to add a sunroom. The split-level layout allows families to sprawl out and enjoy their own spaces, while still maintaining a central compass on the lower level. The Phoenix is a worthy choice for families looking to find a home full of character! NOTE: Home is to be built. Tax represent land only at this time. Pictures and virtual tour are of the same base model with upgraded options shown. Other Schaeffer Floorplans are available to be built on this homesite. The homesite is listed for \$100,000, the home is \$279,900, and the estimate for land development cost is \$200,000. Land development costs can be more or less than \$200,000. Seller and Builder make no representation of the feasibility and cost for site development and will provide a due diligence period to the Buyer. Schaeffer Homes has the exclusive right to build on this lot and will assist the Buyer through the due diligence process.

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
Asphalt	Two Car	Carbon	Monoxide Crawl Space
Vinyl		Detector	
		Smoke/Fire Alarm	



Ask for Evelyn "Eve" Schwebinz  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [ems@bergerrealty.com](mailto:ems@bergerrealty.com)

Water  
Private

