



515 Brook
Galloway Township, NJ 08205

Asking \$445,000.00



COMMENTS

Don't Walk, Run over to 515 E Brook Lane in Galloway, where Your Own Private Certified Natural Habitat, certified by the National Wildlife Federation awaits! On just shy of one and a half acres, this picturesque setting is much like a scene from A River Runs Through It, with it's own private creek running along the rear of the property, mostly wooded for privacy and the perfect setting for watching wildlife and relaxing on one of your multiple decks and porches. Spend afternoons enjoying some of the most incredible nature scenes and weather watching from your own solarium .. can you imagine the rain and snow storms you'll witness from your own complete glass enclosure?! With a brand new roof and brand new shiny red siding and gutters, this modern farmhouse is one you'll not want to miss. It's architecture, unique to the area, originally constructed by a local builder/developer, who had a specific vision in mind. Steel beams and bolt system in combination with 2x6 construction system used to construct and reinforce the main residence, leaving structural integrity the least of your concern, while closely focusing on the incredible views from each and every room in the home. Additionally, during construction, a passive solar Trombe wall design was incorporated for extreme thermal efficiency. It's one and one half car garage with unfinished basement and sprawling top floor one bedroom and one full bath apartment, the sky is literally the limit! The main residence boasts two large bedrooms, large master bathroom and lower/main level powder room. There's a well on property of which feeds the irrigation system; however the property is both public water and sewer. There is one wood burning stove strategically placed in the front living room along the solar Trombe wall and a flue-less gas stove is definitely a feature you'll enjoy in the second family room off the spacious kitchen, and with plenty of room to grow! Don't delay, call today for your own private tour.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Detached Garage	Dining Area
	Patio	Heated Garage	Eat In Kitchen
	Paved Road	One and Half Car	Florida Room
	Porch	See Remarks	Laundry/Utility Room
	Sprinkler System		Storage Attic
			Workshop
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	Inside Entrance	Gas-Natural
Detector	Disposal	Unfinished	See Remarks
Smoke/Fire Alarm	Dryer		Wood

Berger Realty

• Since 1928 •



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



Storage

Gas Stove
Microwave
Refrigerator
Self Cleaning Oven
Washer

Cooling
Ceiling Fan(s)
Central
Gas

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Ken Sedberry
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: kas@bergerrealty.com

