

# Berger Realty

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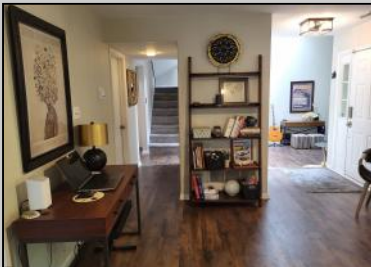


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Ocean City, NJ 08226  
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709 Cooper Ferry Court  
Galloway Township, NJ 08205

Asking \$329,900.00



## COMMENTS

Here is your chance to own an ENERGY EFFICIENT, totally UPDATED, END UNIT, LOW MAINTENANCE, TURN-KEY townhome located in the historic town of Smithville! Solar panels with NO solar lease or finance payments will lower your costs and help to run this home on a budget! Step inside and you will immediately notice the gleaming floors and fabulous layout. The spacious first floor boasts an eat-in kitchen with newer appliances, and a full size dining room with a slider to your private out-door oasis. The sun-drenched family room has a cathedral ceiling and a floor to ceiling stone fireplace that is perfect for entertaining! There is a well-appointed, 1st floor master bedroom and full bath that completes the main floor. Upstairs you will find 2 good sized bedrooms and a beautifully updated full bathroom. This home has it all! Step outside to the multi-level paver patio and fenced yard that creates even more private space to enjoy outdoor living. There is a bonus outdoor shed adding to already plentiful indoor storage. NEW HVAC IN 2022. It's time to enjoy the the relaxed Smithville lifestyle! With miles of bike paths and walking distance from the Village, you will also have access to the Smithville Community Center, with a full gym/sauna, 2 pools, playgrounds, pickleball, tennis and basketball courts, and a clubhouse. HURRY, YOU WON'T WANT TO MISS THIS ONE- LOW TAXES AND LOW HOA FEES! HOA fee \$80/mth & Smithville Assoc. \$74/mth.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	OtherRooms Dining Room Eat In Kitchen Primary BR on 1st floor Storage Attic	InteriorFeatures Cathedral Ceiling(s) Fireplace(s) Foyer Master Bath Walk In Closet
<p>Ask for Nicole Williams Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: ncw@bergerrealty.com</p>			
Cooling Ceiling Fan(s) Central	HotWater Electric		



Sewer  
Public Sewer