

# Berger Realty

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815 Berrywood Ln  
Absecon, NJ 08205

Asking \$350,000.00



#### COMMENTS

Major Price reduction! At this price, the home is being Sold in As-is condition. Buyer is responsible for any and all inspections, certificate of occupancy, and septic certificate. Welcome to 815 Berrywood Lane, Galloway, NJ – a spacious home on 1.07 acres with major updates already started, including a \*brand new roof\* and a \*new water well \* This 3-bedroom, 2-bath split-level offers 1,538 sq. ft. of potential. Inside, the sun-filled living room leads to an updated kitchen with butcher block counters and modern cabinetry. A cozy all-seasons room overlooks the peaceful backyard. Upstairs you'll find three bedrooms with newer flooring, fresh paint, and updated lighting, including a primary suite with private bath. The lower level features a versatile space perfect as a fourth bedroom, home office, or bonus living area—with direct access to the laundry and garage. Some renovations are unfinished, so bring your vision and a little TLC to make this home your own. Located minutes from nature trails, the Shore, and Historic Smithville!

#### PROPERTY DETAILS

|                   |                                  |                      |                      |
|-------------------|----------------------------------|----------------------|----------------------|
| Exterior<br>Vinyl | ParkingGarage<br>Detached Garage | Basement<br>Finished | Heating<br>Baseboard |
| Water<br>Well     | Sewer<br>Septic                  |                      |                      |



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