

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**317 Arbutus**  
**Galloway Township, NJ 08205**

**Asking \$435,750.00**



#### COMMENTS

\*\*\*GALLOWAY NEW LISTING ALERT\*\*\*4 BED 2.5 BATH\*\*\*BI-LEVEL\*\*\*CUSTOM KITCHEN W/ CATHEDRAL CEILINGS\*\*\*WOOD FLOORING\*\*\*LARGE DECK\*\*\*ABOVE GROUND POOL\*\*\*COVERED FRONT PORCH\*\*\*BONUS DEN\*\*\*GAS FIREPLACE\*\*\*0.56 ACRE\*\*\*1,947 SQ FT\*\* Absolutely Arbutus~Great bi-level home offers custom touches on a great lot on a dead-end street! Covered front porch offers a large space to relax and enjoy the serenity. Walking in, you are greeted by a great family room & kitchen combo. This open space is drenched in natural light and offers impressive amounts of space. Custom cabinetry & large island make entertaining and enjoying a breeze! 3 bedrooms on the upper floor offer great space & light. Full bath is also very comfortably sized. On lower level, you will find a den featuring a gas fireplace. Also, you will find another bedroom with a door leading to the exterior along with 2 more rooms that could be used as flex space, such as craft room, workout room & much more! Pro photos to come!

#### PROPERTY DETAILS

|                       |                                  |                                  |                                               |
|-----------------------|----------------------------------|----------------------------------|-----------------------------------------------|
| Exterior<br>Vinyl     | OutsideFeatures<br>Deck<br>Porch | ParkingGarage<br>Attached Garage | AppliancesIncluded<br>Dishwasher<br>Gas Stove |
| Heating<br>Forced Air | Cooling<br>Central               | Water<br>Public                  | Sewer<br>Public Sewer                         |



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