

# Berger Realty

Since 1928



Berger Realty, Inc.  
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114 Mohican Dr  
Galloway Township, NJ 08205



Asking \$499,000.00



## COMMENTS

**\*\*OPEN HOUSE\*\* - SATURDAY 6/28 11AM - 2PM AND SUNDAY 6/29 11AM - 2PM** Welcome to 114 Mohican Dr, a pristine gem in Galloway Township's sought-after Fawn Meadow community. This ultra turn-key 3-bedroom, 2.5-bath home boasts approximately 2,000 sq ft of thoughtfully designed living space with premium finishes throughout. Enjoy the elegance of a formal dining room, the functionality of an eat-in kitchen with a large center island, and the warmth of two spacious living areas—ideal for entertaining or relaxing. The modern kitchen is fully equipped with included appliances, and the primary bedroom features its own en-suite bathroom on the second floor. Step outside to a beautifully manicured, oversized lot—one of the largest in the community—featuring a serene backyard pond, privacy fencing, and an expansive patio perfect for outdoor gatherings. Located just 5 minutes from Stockton College and 20 minutes from the shore, this quiet, low-traffic neighborhood offers a true retreat with unmatched convenience. Major mechanicals are in excellent condition: roof (approx. 7 years), furnace (2014), and A/C (2012), all regularly serviced. **IMPORTANT INFO:** HOA fee is \$60/month. Quick closing available. **\*\* HOME IS APPROVED FOR discounted rate, 3% down with no PMI and 4K lender credit for qualified first time homebuyers through Jenna Miller @ Ocean First Bank \*\*** Don't miss this rare, move-in-ready opportunity—schedule your private tour today!

## PROPERTY DETAILS

|   |  |  |   |
|---|--|--|---|
| Exterior<br>Vinyl   | Outside Features<br>Fenced Yard<br>Patio   | Parking/Garage<br>Attached Garage<br>One Car | Other Rooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Dining Room            |
|  | Ask for George Cash<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076 |  |  |
|   | Also Emailed: gbc@bergerrealty.com<br>See Remarks Slab   |  |   |
|   | Hot Water<br>Gas   | Water<br>Public                              |   |
| Central<br>Electric   |  |  | Sewer<br>Public Sewer   |