



**327 Vienna Ave**  
**Galloway Township, NJ 08215**

**Asking \$799,900.00**



#### COMMENTS

Driving down the long driveway you will arrive at a magnificent Tudor style home surrounded by lush landscaping and parking for 10+ cars and an RV. The sellers have recently replaced the roof and had solar panels installed, paired along with existing Anderson windows and geo-thermal heating this helps keep heating and cooling costs down. With a new septic tank (2023), chicken coop, greenhouse, seven zone sprinkler system and three fenced in paddocks, two of which have animal shelters, this home is ready to become your farm oasis. Enter the foyer with cathedral ceilings and wide plank wood flooring throughout the main floor overlooking stairs leading to the second floor and access to the living room with a built-in gas fireplace to your left. Tucked away off the living room is an attached separate bar with seating, a mini fridge and sink which also has access to the large five-acre property and a small deck. To the right of the front door is access to the dining room, half bath and the exquisite and rustic feeling gourmet kitchen. The kitchen is truly the heart of this home with a Verona double oven, heated floors, soft close cabinets, a show stopping island with room for gathering around and a built-in breakfast nook all overlooking a beautiful backyard oasis. Off the back of the kitchen is access to the dining room, with a pocket door, as well as the full bathroom and laundry area of the home with a built-in folding table. The sellers have expanded their living space with an additional room that can be used for storage, in-law suite, gym, office or anything your heart desires. Ascending to the second floor you will discover brand new (2025) vinyl plank flooring has been installed throughout the hall and primary bedroom area. On this level there are three decently sized secondary bedrooms, two of which overlook the stunning views of the yard, as well as an additional full-size bathroom with a jetted tub. Lastly on this floor there is the oversized primary bedroom with a walk-in closet and a built-in wood burning fireplace designed to keep you warm on those long cold winter nights. There is a large attached en-suite to the primary bedroom with a multi-person sized tub and separate shower for your use. This home has an unfinished basement with outside access and extra possibilities to expand your living space. As wonderful as this home is, outside is where you will find yourself wanting to spend all of your time. With a paver patio overlooking the detached barn and pastures there is the perfect viewing spot to watch the sun set on those summer nights. This one-of-a-kind property is ready and waiting for its next owner, don't hesitate to come fall in love with the West Galloway section of town. Vienna Ave has recently been approved for natural gas so the possibility to convert will be available for the new owners! Don't wait to see this one!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Horse Farm	Attached Garage	Breakfast Nook
Vinyl	Kennels/Stables	See Remarks	Dining Area

# Berger Realty

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	Patio Farm	Two Car	Dining Room Eat In Kitchen Great Room In-Law Quarters Laundry/Utility Room Workshop
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Dishwasher	Blinds	6 Ft. or More Head Room
Carbon Monoxide Detector	Dryer		Full
Handicap Features	Gas Stove		Unfinished
Kitchen Center Island	Microwave		
Smoke/Fire Alarm	Self Cleaning Oven		
Storage	Washer		
Walk In Closet			
Whirlpool			
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Well
Geo Thermal	Central		
Solar			
Sewer			
Septic			



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