

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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814 Berrywood Ln  
Galloway Township, NJ 08205

Asking \$471,000.00



## COMMENTS

\*\*\*\*WELCOME HOME TO BERRYWOOD ESTATES ONE OF GALLOWAYS BEST PRIZED LOCATIONS. \*\*\*\*\*GO AND SHOW! THIS HOME CHECKS ALL THE BOXES- 1 ACRE PRIVATE LOCATION. THIS WELL MAINTAINED 3 BEDROOM 2 BATH 2 STORY IS NESTLED IN A QUIET AND SECLUDED LOCATION OFF LEEDS POINT. CLOSE TO EVERYTHING YET HAS THAT COUNTRY VIBE. SELLERS ARE DOWNSIZING AFTER 2 DECADES OF MEMORIES AND RAISING THEIR FAMILY. PARK LIKE PICTURESQUE SETTING WITH LARGE BUFFER BETWEEN HOMES FOR ADDED PRIVACY. FORMAL LIVING AND DINING ROOMS, HUGE FAMILY ROOM WITH WOOD BURNING FIREPLACE MASSIVE BONUS ROOM WITH FULL BANK OF WINDOWS AND HOT TUB INCLUDED FRONT ENCLOSED SUNPORCH IDEAL FOR MORNING COFFEE OR RELAXATION SURROUNDED BY NATURE A GREAT PLACE TO CALL HOME 2 CAR ATTACHED GARAGE AND PLENTY OF OFF-STREET PARKING WITH LARGE CONCRETE CIRCULAR DRIVEWAY. LEASED SOLAR PANELS \$105/MONTH WITH VIRTUALLY LITTLE TO NO ELECTRIC BILL. SELLER WILLING TO LEAVE MOST FURNITURE GO AND SHOW THRU ST.

## PROPERTY DETAILS

|                   |                                   |                                             |                                                                                                                          |
|-------------------|-----------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl | OutsideFeatures<br>Porch Enclosed | ParkingGarage<br>Attached Garage<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Recreation/Family<br>Storage Attic |
|-------------------|-----------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|



Ask for John Sweeney

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Heating Forced Air Cooling Central

Call 609-399-0076 Email to: jjs@bergerrealty.com



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