

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



206 Colman Pl  
Galloway Township, NJ 08205

Asking \$285,000.00



## COMMENTS

Charming 3 Bed / 2.5 Bath Fee Simple Townhome in Sunrise Bay! Welcome to this desirable brick-front townhome offering 3 spacious bedrooms and 2.5 baths in the highly sought-after Sunrise Bay community. This unique fee simple ownership means you own the entire unit—no condo rules, just the freedom and equity you deserve. Perfectly located just minutes from schools, shopping, dining, and the Garden State Parkway, this home is ideal for commuters and families alike. The neighborhood is quiet, friendly, and well-maintained. Enjoy 2 designated parking spaces, and take advantage of low-maintenance living with monthly dues that cover trash removal, snow removal, plus access to the community pool and gym. The home offers lots of potential for updates and personalization, making it a great opportunity for both first-time buyers and investors. Showings to be announced—this gem won't last!

## PROPERTY DETAILS

|                      |                       |                                                                                                     |                       |
|----------------------|-----------------------|-----------------------------------------------------------------------------------------------------|-----------------------|
| Exterior<br>Aluminum | ParkingGarage<br>None | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Storage Attic | Heating<br>Forced Air |
| Cooling<br>Central   | HotWater<br>Gas       | Water<br>Public Water                                                                               | Sewer<br>Public Sewer |

Ask for Donna M. Drohan

Berger Realty Inc

1330 Bay Avenue, Ocean City

Call: 609-391-1330

Email to: dmd@bergerrealty.com

