



**314 Magnolia**  
**Galloway Township, NJ 08205**

**Asking \$309,900.00**



**COMMENTS**

COMING SOON 8/7/25! This corner lot home is located in the desirable area of Galloway Twp. The house almost sits on 1/2 acre, and we are looking for a new family to enjoy this beautiful unique home and great school system. Your home has 3 bedrooms, 1.5 bathrooms, a large family room with a custom built earthy stone faced gas fireplace, and an entertainment bar. This family room will be the cool hangout place. It also features tile flooring and it's large enough to entertain family, friends or guests. The deck has been recently painted, and it wraps around the house. Summertime is here and the family can enjoy BBQ'S, family gatherings or just lay back and relax on your cozy furniture and take in the serene scene that surrounds you. It's peaceful and a very quiet neighborhood. The roof was replaced in 2022, the sliding glass door in 2024, the main bathroom in 2021, hot water tank in 2024, kitchen was upgraded and remodeled in 2021 with stainless steel appliances and corian countertops. Your home has beautiful finished oakwood touches throughout the house, hardwood and tile flooring that give your home a unique upscale feeling. You have a circular driveway that allows plenty of parking and a 1 car detached garage. The garage has plenty of storage space in the attic and you also have a shed. And I can not forget the yard because it has a lot of space for the children to play in a safe area and enjoy themselves. Who do you know that would like to buy this AFFORDABLE home with super low taxes? Please share this listing with your family and friends. Have them call NOW to schedule a private tour of this unique home!

**PROPERTY DETAILS**

|                  |                    |                 |                      |
|------------------|--------------------|-----------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Stone            | Deck               | One Car         | Den/TV Room          |
| Vinyl            | Fenced Yard        | Detached Garage | Dining Area          |
|                  | Paved Road         |                 | Dining Room          |
|                  | Porch              |                 | Eat In Kitchen       |
|                  | Shed               |                 | Laundry/Utility Room |
|                  |                    |                 | Library/Study        |
|                  |                    |                 | Recreation/Family    |
|                  |                    |                 | Storage Attic        |
| InteriorFeatures | AppliancesIncluded | Heating         | Cooling              |
| Bar              | Dishwasher         | Forced Air      | Central              |
| Carbon Monoxide  | Dryer              | Gas-Natural     |                      |
| Detector         | Gas Stove          |                 |                      |
| Storage          | Refrigerator       |                 |                      |
| Smoke/Fire Alarm | Washer             |                 |                      |

# Berger Realty

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