

# Berger Realty

Since 1928



Ocean 17  
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**314 Oakbourne**  
**Galloway Township, NJ 08205**

**Asking \$309,000.00**



## COMMENTS

OPEN HOUSE \*\*\*\*\*LABOR DAY WEEKEND/SATURDAY AUGUST 30th 10 AM - 12 PM.\*\*\*\*\*  
Townhome Living Without the HOA Fees! This beautifully updated 3-bedroom, 2.5-bath attached townhome is truly move-in ready. Featuring a brand-new roof, completely remodeled kitchen with new appliances, and a renovated primary bathroom, this home offers modern comfort throughout. Additional upgrades include new HVAC system, newer water heater, updated lighting and ceiling fans throughout, and new landscaping for great curb appeal. The outdoor spaces have been completely refreshed, including a completely re-envisioned rear yard with a new fence, new driveway, and fresh stone in the front yard. Inside, every detail has been thoughtfully updated, ensuring nothing has been untouched. Located close to Atlantic City and all area beaches, with easy access to major highways and shopping. A bus stop within walking distance makes traveling a breeze. Best of all, enjoy low taxes of \$5,024 annually and NO monthly HOA fees—a rare find! Don't miss your chance to own this stunning, move-in-ready home. Schedule your showing today!

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                                                                           |                                                                                       |                                                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Fenced Yard<br>Shed                                                                                                                                                                    | ParkingGarage<br>None                                                                 | InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm |
|  | Basement<br>Crawl Space                                                                                                                                                                                   | Heating<br>Stove/Air<br>Gas-Natural                                                   | Cooling<br>Central<br>Gas                                           |
|                                                                                     | <p><b>Asker: Kevin Laskowski</b><br/> <b>Berger Realty Inc.</b><br/> 1670 Boardwalk, Ocean City<br/> Call: 609-391-0500<br/> Email to: <a href="mailto:kml@bergerrealty.com">kml@bergerrealty.com</a></p> |                                                                                       |                                                                     |
| Water<br>Public                                                                     | Sewer<br>Public Sewer                                                                                                                                                                                     |  |                                                                     |