

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**345 Cologne**  
**Galloway Township, NJ 08215**

**Asking \$599,750.00**



## COMMENTS

\*\*\*GALLOWAY NEW LISTING ALERT\*\*\*3 BED 2 BATH FARMHOUSE ON 11.87 ACRES\*\*\*WOOD FLOORING THROUGHOUT\*\*\*CUSTOM FIREPLACE/BUILT-INS\*\*\*NEWER ROOFING, WATER HEATER/BOILER\*\*\*SUNROOM\*\*\*200AMP PANEL\*\*\*LARGE COVERED PORCH\*\*\*3 CAR DETACHED GARAGE\*\*\*CHICKEN COOP\*\*\*BUILT-IN RIVIAN CAR CHARGER\*\*\*FULL BASEMENT\*\*\*CITY WATER/SEWAGE\*\*\*U-SHAPED DRIVEWAY\*\*\* Cologne Ave Country House—Stunning craftsman style home featuring 11.87 acres of privacy & beauty. As you pull up, the large covered front porch and dormers give this home incredible curb appeal. Around the rear of the home you will find a detached 3 car garage along with a free-standing chicken coop with an abundance of space. On the main floor you will find a sunny kitchen, sunroom, dining room as well as a family room and full bath. The sunroom is at the rear of the home and could be used as an office or even a bedroom if needed! 2nd floor boasts 3 beds, all with great closet storage and a full bath. Both 1st & 2nd floors are flanked with wood flooring. Basement is full sized, features the mechanicals, laundry and plenty of storage!

## PROPERTY DETAILS

|          |                 |                    |                    |
|----------|-----------------|--------------------|--------------------|
| Exterior | OutsideFeatures | ParkingGarage      | AppliancesIncluded |
| Asbestos | Porch           | Three or More Cars | Gas Stove          |
|          |                 | Detached Garage    |                    |

|          |             |          |        |
|----------|-------------|----------|--------|
| Basement | Heating     | HotWater | Water  |
|          | Gas-Natural | Gas      | Public |
|          | HotWater    |          |        |
|          | Radiator    |          |        |



Asker Dale Collins  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: djc@bergerrealty.com  
http://www.BADERCOLLINS.com

