

# Berger Realty

Since 1928



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**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<br>Asbestos | OutsideFeatures<br>Porch                       | ParkingGarage<br>Detached Garage<br>Three or More Cars | AppliancesIncluded<br>Gas Stove |
| Basement             | Heating<br>Gas-Natural<br>HotWater<br>Radiator | HotWater<br>Gas                                        | Water<br>Public                 |



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