



**331 Vienna**  
**Galloway Township, NJ 08215**

**Asking \$775,775.00**



#### COMMENTS

\*\*\*GALLOWAY WEST END NEW LISTING ALERT\*\*\*5 BED 2.5 BATH\*\*\*ANDERSEN WINDOWS\*\*\*BASEMENT\*\*\*2 ZONE NEW HVACS(YORK) W/ 5" MEDIA FILTERS FOR CLEAN AIR\*\*\*\$AVE WITH \$OLAR\*\*\*DETACHED 30X40 POLL BARN W/ 2 INSULATED 10' GARAGE DOORS, WATER, ELECTRIC, 220V CAMPER HOOK UP & CONCRETE PAD AROUND PERIMETER W/ EXTRA EXTERIOR PARKING SPACE\*\*\*HUGE 40X50 FENCED GARDEN AREA WITH WATER & ELECTRIC\*\*\*2 NEW ANDERSEN SLIDERS\*\*\*2 NEW SKYLIGHTS & ROOF\*\*\*200 AMP SERVICE\*\*\*NEWER TANKLESS GAS WATER HEATER\*\*\*FABUWOOD DOVE-TAILED CUSHION CLOSE CABINETRY\*\*\*QUARTZ COUNTERS\*\*\*HUGE FAMILY ROOM W/ CUSTOM BUILT-IN BAR & VAULTED CEILING FLANKED IN WOOD\*\*\*HUGE MULTI-TIERED DECK APPROX 600 SQ FT\*\*\*OFFICE ON 1ST FLOOR\*\*\*SOLID WOOD DOORS THROUGHOUT\*\*\*STAMPED CONCRETE PATIO/FIRE PIT AREA\*\*\*3,118 SQ FT\*\*\*5 ACRES\*\*\* Venerable Vienna-Stunning 2 story nestled on 5 acres in Galloway's famed West End! Long drive takes you back to this serenity shrouded oasis. Pulling up, you will the pride in ownership with how well maintained this home is. The Andersen windows glisten in the sun and offer great efficiency over vinyl replacement windows saving you \$\$\$! Newer roof & skylights combined with a wood-grain style vinyl siding further add to that efficiency & ease of maintenance on this stunning home. Covered side & front porch areas are great retreats to relax and enjoy this slice of tranquility. Family room offers incredible space to both relax & entertain. Billiard area featuring built in bar complete with sink makes this a truly fun & enjoyable space. Area for lounging is equally as impressive on size as well as being drenched in natural light yet retaining a very cozy charm. Looking up, you will find 2 new skylights and a wood flanked vaulted ceiling that offer views to a bonus loft room area. Kitchen is beautifully updated featuring quartz counters, Fabuwood custom dove-tailed, cushion close cabinetry with end panels all around to give it a truly polished and completed look. This kitchen is truly a show-stopper and must be seen to be truly appreciated. There is an office on this floor which could be used as a flex space for many possibilities such as bonus den, workout room, craft room & much, much more. Bedroom on this floor offers convenience for guests. En suite on 2nd floor is very inviting with a private bath. All guest bedrooms and guest bath on this floor are very comfortably sized. Walk out onto the multi-tiered decking that creates an absolutely perfect space, approximately 600 SQ FT, with which to unwind and enjoy this zen-like property overlooking the stamped concrete sidewalk with custom Compass etched in. For video tour, head over to realtor dot com and search address 331 S. Vienna Ave Egg Harbor NJ 08215.

#### PROPERTY DETAILS

|          |                 |                 |                  |
|----------|-----------------|-----------------|------------------|
| Exterior | OutsideFeatures | ParkingGarage   | InteriorFeatures |
| Vinyl    | Deck            | Detached Garage | Bar              |

# Berger Realty

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|                                                                                  |                                   |                                                     |                                   |
|----------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------|-----------------------------------|
|                                                                                  | Kennels/Stables<br>Patio<br>Porch | Three or More Cars                                  | Cathedral Ceiling                 |
| AppliancesIncluded<br>Dishwasher<br>Gas Stove<br>Microwave<br>Self Cleaning Oven | Basement<br>Unfinished            | Heating<br>Forced Air<br>Gas-Propane<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned |
| HotWater<br>Tankless-gas                                                         | Water<br>Well                     | Sewer<br>Septic                                     |                                   |



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