



**304 Edwards Av
Galloway Township, NJ 08205**

Asking \$499,900.00



COMMENTS

*****WELCOME HOME TO EDWARDS AVE ONE OF THE GALLOWAYS NICEST SPRAWLING RANCHERS ON A HUGE DOUBLE LOT IN A SECLUDED AND QUIET LOCATION. THIS BRICK CUSTOM SPACIOUS RANCHER IS SURE TO PLEASE THE MOST DISCRIMINATING BUYERS. LOW TAXES MAKES THIS PROPERTY A BEST BUY! THIS 3 BEDROOM 2.5 BATH HAS A GRAND OPEN FLOORPLAN WITH A FULL BASEMENT THAT RUNS THE ENTIRE LENGTH OF HOUSE WITH INSIDE AND EXTERIOR ACCESS. INVITING ENTRANCE W/ A LARGE COVERED FRONT PORCH. PLENTY OF OFF-STREET PARKING PLUS A 2 CAR TILED FLOOR GARAGE. THIS PROPERTY CHECKS ALL THE BOXES. BRIGHT SUNNY AND A HOUSE YOU'LL BE HAPPY TO COME HOME TO. SUN-DRENCHED SUNROOM IDEAL FOR MORNING COFFEE COMPLETE W/ TV HOOKUP, WINDOWS GALORE AND A MINI SPLIT HEAT/AC SYSTEM. THE SUNROOM LEADS TO A BEAUTIFUL MANICURED LANDSCAPING BACKYARD IN A PARK LIKE SETTING WITH A GARDEN SHED.THIS ONE IS A MUST-SEE EZ TO SHOW WITH NOTICE. PRIOR OWNER WAS A GIFTED CRAFTSMAN WHO DID CUSTOM WOODWORK THROUGHOUT INC WAINSCOTING, CROWN AND CHAIR MOLDING AND CABINETRY AT HIS WIVES WISHES! THIS IMMACULATE HOME SHOWS PERFECT INSIDE AND OUT. NOW IS YOUR TIME AND THIS IS THE ONE BRAND NEW LUXURY VINYL FLOORS THROUGHOUT BUT TILED BATHS. WARM AND COMFORTING LIVING ROOM WITH GAS FIREPLACE. ROOM TO ROAM CLOSE TO EVERYTHING YET HAS THAT COUNTRY VIBE. SELLER IS A PERFECTIONIST AND ONLY MOVING BECAUSE THEY WANT A 2 STORY. HOME IS IN A PICTURESQUE SETTING WITH NICE BUFFER BETWEEN HOMES. A HUGE BONUS HOUSE SALE INCLUDES A 2nd LOT POTENTIALLY BUILDABLE WITH BLACKTOP FRONTAGE. VERY POPULAR AND USEFUL IN A POWER OUTAGE WHOLE HOUSE GENERAC GENERATOR-NEVER LOSE POWER! ESTABLISHED NEIGHBORHOOD MINUTES TO EVERYWHERE. GUARANTEED WONT LAST BETTER RUN TO THIS ONE. Agents-Pls note Sellers Property Disclosure in Associated Docs.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Porch Enclosed	Two Car	Den/TV Room
Vinyl	Shed	Attached Garage	Dining Room
	Sprinkler System	Auto Door Opener	Eat In Kitchen
			Florida Room
			Laundry/Utility Room
			Recreation/Family
			Storage Attic

Berger Realty

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Primary BR on 1st floor

InteriorFeatures
Security System
Storage

AppliancesIncluded
Dishwasher
Dryer
Electric Stove
Microwave
Refrigerator
Washer

Basement
6 Ft. or More Head
Room
Full
Inside Entrance
Outside Entrance
Plumbing
Unfinished

Heating
Forced Air
Gas-Natural

Cooling
Ceiling Fan(s)
Central

HotWater
Gas
Tankless-gas

Water
Public
Well

Sewer
Public Sewer



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