



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.

#### 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
			Primary BR on 1st floor

# Berger Realty

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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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