

Berger Realty

Since 1928



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



423 Yam Ave
Galloway Township, NJ 08205

Asking \$325,000.00



COMMENTS

Come discover this Updated 3 Bedroom, 1 Bath Ranch-Style Home nestled in an Established Community close to all area conveniences! This home has been beautifully maintained and features 3 Nicely-Sized Bedrooms, an updated Full Bath and a Fully Fenced-in Back Yard! Numerous Key Recent Upgrades for Peace of Mind and Energy Efficiency include: All Appliances: 5 Years Old. Roof Installed 2018 with 20-Year Leased Solar (All Seasons) just \$79.20/month which provides LOW Electric Bills! All Windows: Replaced in 2022. Front Door: New in 2025. HVAC & Tankless Water Heater Installed 2021 & Gutter Guards Added 2024. The Crawl Space (approx. 5 ft high, full length of home) includes a condensation pump by Greenlife. The Attic is 5 ft high, full length of home — great for additional storage! Gazebo & Sheds Included (Dog Run Not Included). Perfectly located near Stockton University, AtlantiCare, the Garden State Parkway, Atlantic City Expressway, and just 20 minutes to Shore Points! Make your Appointment Today!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio Porch Shed	None	Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor



Ask for George Cash
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gbc@bergerrealty.com

Cooling
Central

Appliances Included
Dishwasher
Dryer
Refrigerator
Washer

HotWater
Gas

Basement
Crawl Space



Sewer
Public Sewer