

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**31 Pembroke Way**  
**Galloway Township, NJ 08205**

**Asking \$405,000.00**



SJSRMLS

## COMMENTS

Highly sought after two-bedroom, two-bathroom home in Pembroke Village situated on one of the community's prime lots overlooking the water! Whether from the large family room, main bedroom or in the back yard, it's the serene and beautiful water view that sets this 55+ Four Seasons unit apart. It has been lovingly & meticulously maintained, featuring newer kitchen appliances and hot water heater, upgraded kitchen counters, a breakfast bar, tons of storage and closet space, freshening of the bathrooms and some new light fixtures. A large laundry room provides ready access to the garage. The large primary bedroom offers a walk-in closet and private bath while the spacious second bedroom provides ample room for guests. Common amenities include an indoor/outdoor pool, fitness center, clubhouse and more. The HOA fee includes lawn care, irrigation, snow plowing, trash & recycling, and full access to all clubhouse amenities. All of this a short walk from Historic Smithville Village.

## PROPERTY DETAILS

|                  |                                |                 |                      |
|------------------|--------------------------------|-----------------|----------------------|
| Exterior         | OutsideFeatures                | ParkingGarage   | OtherRooms           |
| Vinyl            | Curbs                          | Attached Garage | Dining Area          |
|                  | Patio                          | One Car         | Great Room           |
|                  | Paved Road                     |                 | Laundry/Utility Room |
|                  |                                |                 | Recreation/Family    |
| InteriorFeatures | AppliancesIncluded             | Heating         | Cooling              |
|                  | Dishwasher                     | Forced Air      | Central              |
|                  | Dryer                          | Natural Gas     |                      |
|                  | Ask for Thomas Hagan           |                 |                      |
|                  | Berger Realty Inc              |                 |                      |
|                  | 1330 Bay Avenue, Ocean City    |                 |                      |
|                  | Call: 609-391-1330             |                 |                      |
|                  | Email to: tph@bergerrealty.com |                 |                      |
|                  | Water                          | Sewer           |                      |
|                  | Public                         | Public Sewer    |                      |

