

105 Leipzig Ave  
Egg Harbor City, NJ 08317

Asking \$685,000.00



#### COMMENTS

COMING SOON!!! Showings will begin with an open house on Saturday 12/06/2025 from 11:00 AM to 2:00 PM. Welcome to your private retreat in Galloway Township. This recently freshened up three bedroom, two and a half bathroom home set on just under nine acres of serene land. Blending modern comfort with unmatched outdoor amenities, this property offers a lifestyle that's both peaceful and practical. Inside, the home features a bright, interior with spacious living areas, a beautiful kitchen with granite countertops and stainless appliances, tastefully finished bedrooms and baths, a walk-up attic, and a large basement. Whether you're relaxing by the fireplace or hosting gatherings, the layout is designed for everyday comfort and entertaining. Step outside and experience a property that truly stands apart. A professionally lit tennis court allows for day or night play, while An additional multi-purpose building (office, gym, studio, or guest space) adds incredible versatility. This building includes its own attached deck overlooking the tennis courts, creating an ideal spot to unwind, work, or watch a match. Situated just minutes from the Garden State Parkway and within close proximity to the Jersey Shore's gorgeous beach towns, this location offers easy access to commuting routes, coastal attractions, and everyday conveniences while still providing the privacy and space you desire. With nearly nine acres of land and amenities rarely found in the area, this property is ready to complement your lifestyle and future vision. Enjoy the best of South Jersey living with space, comfort, and convenience all in one. The seller of this property will also be including a 1 year home warranty with the sale!

#### PROPERTY DETAILS

|                  |                    |                         |                      |
|------------------|--------------------|-------------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage           | OtherRooms           |
| Brick            | Paved Road         | Attached Garage         | Dining Room          |
| Wood Shingle     | Porch Screened     |                         | Eat In Kitchen       |
|                  | Shed               |                         | Laundry/Utility Room |
|                  | Sidewalks          |                         | Storage Attic        |
| InteriorFeatures | AppliancesIncluded | Basement                | Heating              |
| Smoke/Fire Alarm | Dishwasher         | 6 Ft. or More Head Room | Forced Air           |
| Storage          | Gas Stove          | Inside Entrance         | Gas-Natural          |
| Walk In Closet   | Microwave          | Outside Entrance        |                      |
|                  | Refrigerator       | Unfinished              |                      |
| Cooling          | HotWater           | Water                   | Sewer                |
| Ceiling Fan(s)   | Gas                | Well                    | Septic               |

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Central  
Multi-Zoned



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [tph@bergerrealty.com](mailto:tph@bergerrealty.com)

