

# Berger Realty

Since 1928



Berger Realty, Inc.  
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814 Berrywood Lane  
Galloway Township, NJ 08205

Asking \$459,900.00



SJSRMLS

## COMMENTS

If you are looking for a home with privacy yet close to everything then don't hesitate to show this 3BD 2BA 2 story home located in the very desirable Berrywood Estates. This is a great neighborhood to raise your children. The current owners have lovingly maintained this home for the last 20 years and are ready to have another family enjoy the memories they made while raising their children here. There is a living room, dining room, EIK and large family room with a wood burning fireplace. There is also an addl sunroom with a hot tub included. The upstairs has 3 generous sized bedrooms and a full bath. You can gain access to the full bath from the Master bedroom which is an added bonus. There is also a walk in closet in the Master bedroom. Outside features include a front porch to have your coffee and relax, a 2 car attached garage and a nice circular driveway. There is also a current Solar Lease which expires 11/2033 and is \$108.08 a month. This is located close to the Smithville Shoppes and restaurants. This home is very easy to show and the seller can close quickly. The seller is selling the home in "AS IS" condition but will provide the Well Certification.

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                |                                             |                                                                                                                          |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Porch Enclosed                                                                                                              | ParkingGarage<br>Attached Garage<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Recreation/Family<br>Storage Attic |
|  | <p>Ask for Steven Spengler<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email: srs@bergerrealty.com</p> |                                             |                                                                                                                          |
|                                                                                     | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Refrigerator<br>Washer                                                                            | Basement<br>Slab                            |                                     |
| Central                                                                             | HotWater<br>Gas                                                                                                                                | Water<br>Well                               | Sewer<br>Septic                                                                                                          |