



**306 New Leaf Court**  
**Galloway Township, NJ 08205**

**Asking \$349,900.00**



**COMMENTS**

This 3-bedroom, 2 full-bath Ranch-style home is on almost an acre. It offers an entry foyer with a coat closet, a large living room with cathedral ceilings, a sliding glass door to a large wooden deck, a large kitchen with ample cabinet space, a dining area, a laundry room, plus a flex room. The primary suite offers a full bath. Here is the list of renovations since the owner purchased the home: the roof, along with all plywood, was replaced in October 2020; the ductwork was replaced and 2 UVC lamps and an HEPA filter were installed in July 2023; Heating/AC was updated in December 2019; the stove was replaced in August 2019; the refrigerator was replaced in May 2020; the washer and dryer were replaced in May 2017. The master bathroom was remodeled in September 2022. Gas is in the street . This home is conveniently located to shopping, restaurants, beaches, Stockton University, Seaview Country Club, Atlantic City Medical Center Mainland, Garden State Parkway. Highest and Best Price and Terms by Wednesday 15 @ 12:00 p.m..

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Shed	ParkingGarage None	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Recreation/Family Storage Attic
Appliances Included Dishwasher Dryer Refrigerator Washer	Basement Crawl Space	HotWater Electric	Sewer Public Sewer



Ask for Phillip Bellucci  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: pjb@bergerrealty.com

