

**77 Leroy  
Berlin Borough, NJ 08009**

**Asking \$1,140,000.00**



**COMMENTS**

Immerse yourself in the timeless elegance of this Berlin home. Located in desirable Berlin Borough and Voorhees Eastern school district, this custom home is like no other in South Jersey. Tucked away and secluded on a dead end street on over 4 acres of wooded land with a refreshing brook nearby, this is ultimate complete PRIVACY. This custom-built estate greets you as you wind along the driveway through landscaped flowering trees. This classically designed home has over 7,000 square feet of living space including a pool house. Large custom pool and a private tennis court. Built with custom stone and hand carved brick on steel girders, the home boasts 5 stunning stone and brick gas fireplaces. The main home has HUGE rooms, yet has a warm and cozy feel with the use of brick and wood throughout. The stunning living room with high cathedral ceilings offers French doors leading out to a brick patio. The expansive Chef's gourmet kitchen features granite countertops, sub-zero and Jenn air appliances and a wall double Viking convection oven. Check out the pantry. In addition, there is a large stunning formal dining room, great room, family room, sunroom and office. There are two entry foyers, and a sizeable laundry room located near the 4 bedrooms and 2 and a half baths on the first floor. Reached by a separate staircase, is a game/entertainment room. A private sweeping staircase takes you to the 5th bedroom, a palatial master suite, including a loft overlooking the beautiful living room, large walk-in closet and a newly remodeled master bath featuring a Jacuzzi tub and a multi person/multi head travertine stone tile shower and steam room and a private outdoor balcony off the master bedroom. Luxurious amenities and features of this unique residence include cathedral ceilings, Pella windows, custom stained glass, cedar closets, custom hand-made made wood/stained-glass interior and exterior doors, arched doorways, cedar closets, custom wood doors throughout, 4 stone and brick gas fireplaces, multi-zoned gas radiant floor heat, multi-zoned central air, and custom European tile floors. The attached 2 plus car garage, exposed aggregate and brick walkways, and multiple outdoor patios add convenience and outdoor living space to the vast landscape of the property. The pool house is perfect for additional entertaining. A full living and dining area, a complete gourmet kitchen and an additional 2 full bathrooms. Ready to experience the life of luxury most only dream of? Possible building lot subdivision . 30 MINUTES to the JERSEY SHORE and Atlantic City CASINOS . Minutes away from Philadelphia CASINOS, Sport Stadiums, Theater Venues and 5 Star Restaurants. SEE attached VIRTUAL TOUR !!! Please see documents for room sizes & other features.

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | ParkingGarage                       | OtherRooms                  |
|----------|-----------------|-------------------------------------|-----------------------------|
| Brick    | Deck<br>Patio   | Attached Garage<br>Auto Door Opener | Dining Area<br>Florida Room |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



|                       |                    |            |                             |
|-----------------------|--------------------|------------|-----------------------------|
|                       | Pool-In Ground     |            | Pantry<br>Recreation/Family |
| InteriorFeatures      | AppliancesIncluded | Basement   | Heating                     |
| Cathedral Ceiling     | Dishwasher         | Partial    | Gas-Natural                 |
| Kitchen Center Island | Disposal           | Unfinished | Hot Water                   |
| Security System       | Microwave          |            | Radiant                     |
| Walk In Closet        | Refrigerator       |            |                             |
| Whirlpool             | Trash Compactor    |            |                             |
| Cooling               | HotWater           | Water      | Sewer                       |
| Ceiling Fan(s)        | Gas                | Public     | Public Sewer                |
| Central               |                    |            |                             |

