

**266 Great Creek
Galloway Township, NJ 08205**

Asking \$550,000.00



COMMENTS

Take a break from the hustle of daily life and venture onto this private 13+ acre oasis located in the heart of Galloway Township. Set 200ft back from the main road and down a tree lined driveway sits this 2-story, 5-bedroom, 3.5-bathroom home with attached garage. On the acreage there is a fenced in yard for your enjoyment along with multiple decks, a native pollinator garden which draws in monarch butterflies and hummingbirds, pond with waterfall, large productive sugar bush maple trees, fenced in perennial berry patch with herb garden and raised beds and an approximately 14x24ft barn with electric capabilities which has 2 12x12 attached horse stalls that are currently being used as chicken coops. In the back field there is an approximately 75x50ft fenced in garden with irrigation sitting next to the Sugar Shack the sellers use to harvest sap and make their own maple syrup, free lessons are available through the Stockton College Maple Program for you to enjoy this feature as well. Come sit on the covered front porch and look out over your large front yard where you can enjoy the many flowering trees and plants this property has to offer. Inside the front door you will find an oversized foyer with access to a sitting room which could easily be converted into a first-floor bedroom or office. Additionally, there is a dining room, half bathroom and a full eat in kitchen with large island and access to the fenced in backyard through a newer Pella sliding glass door, which was installed in 2022. Off the kitchen there is a large open concept living room with built in stone fireplace and a second set of sliding doors leading to a large Trex deck with outdoor speakers attached to the home. Off the back of the kitchen is the laundry room with access to the deck, garage and an additional full bathroom. Ascend the stairs and find 4 secondary bedrooms and a full bathroom in addition to the large primary bedroom with walk-in-closet and a magnificent en-suite. This property is truly one of kind, there are no other 5-bedroom homes with 13+ acres and public water, public sewer, natural gas and 5 minutes from the center of town for sale in Galloway right now. Adding to all the other great features this home has to offer the sellers have also installed a newer (2021) tankless hot water heater, newer (2022) HVAC, a vapor barrier under the home in 2018 as well as engineered hardwood floors. Don't sleep on this one, it's priced to sell. Call your agent for a private tour, you don't miss what this home has to offer! There is simply too many great features to put in the listing, don't forget to request the associated documents with all of these features for your review!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	One and Half Car	Den/TV Room
	Deck		Dining Area
	Farm		Dining Room
	Fenced Yard		Eat In Kitchen

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



	Porch Sidewalks		Great Room Laundry/Utility Room Recreation/Family Storage Attic
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dishwasher Microwave Self Cleaning Oven	Basement Crawl Space	Heating Forced Air Gas-Natural
Cooling Ceiling Fan(s) Central	HotWater Tankless-gas	Water Public	Sewer Public Sewer



Ask for John Greiner
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jag@bergerrealty.com

