



**256 Magnolia**  
**Galloway Township, NJ 08205**

**Asking \$340,000.00**



**COMMENTS**

New Listing - Located on a large wooded lot. This home sits on over an acre of ground which is not easy to find these days in the sought after town of Galloway. This is a 3 bedroom, 2 full bathroom. Home has a large living room with a slider to the back patio. A large eat in kitchen with a center island. Off the kitchen you have a laundry room which is very convenient. Out front is a nice covered porch to sit and relax. The home has a 2 car heated garage with an office, a basement, and attic with pull down stairs. The roof is approx. 12 years old. The owner has replaced most large ticket items in the home which are all located in the basement. Hot water Heater - 2014, Well Tank - 2022, Heater - 2023 and is 4 zones, and the Water Softener tank. The basement also has a submersible pump, dehumidifier This home is being sold in as is condition.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Patio Porch Shed	Attached Garage Two Car	Eat In Kitchen Laundry/Utility Room

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Curtains	Unfinished



Septic

Ask for Leon Grisbaum  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Cooling: Electric  
 Heating: Gas

