



**125 Concord Terrace  
 Galloway Township, NJ 08205**

**Asking \$299,000.00**



**COMMENTS**

\*\* Seller accepted offer. \* JUST REDUCED TO 299,000 ON 08.12.24. Large two story colonial located in Sunrise Bay. Spacious Livingroom with Fireplace, Formal Dining room with sliders to screened in porch, Eat in Kitchen with Sliders to rear patio and fenced rear lot, with woods behind you. Fish pond and shed also in back yard, Family Room, PLUS Garage has been converted to a 4th Bedroom, Office or Den off of the Kitchen, Large Primary Suite with Bathroom with double vanity and walk in closet. Sprinkler system, Roof approx. 10 yrs old, Heater and Hot water heater approx. 7 yrs old. PLUS Solar Panels for lower electric bills, approx. monthly payment of \$82.00 p/month, approximately \_11\_ years remaining, The home needs a little TLC to bring it back to its original glory. Leaks in Kitchen and DR Ceiling were repaired, A fresh coat of interior white paint will perform miracles, Association includes pool, gym and clubhouse. Property being Sold in AS IS Condition. Buyer responsible for Smoke Cert and any other certs or repairs required to settle. Home inspection is for informational purposes only. Property disclosure in Associated Doc's. Buyers please excuse content seller is moving.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Fenced Yard Patio Porch Screened Shed Sprinkler System	ParkingGarage None See Remarks	OtherRooms Den/TV Room Dining Room Eat In Kitchen
	Also Included See Remarks	Basement Slab	Heating Oil
	Ask for Michelle Benson Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mb@bergerrealty.com		
	HotWater Gas	Water Public	Public Sewer

