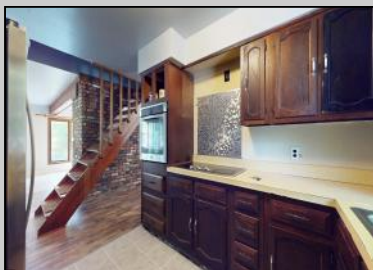


Berger Realty

Since 1928



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



252 Leipzig
Galloway Township, NJ 08215

Asking \$435,000.00



COMMENTS

RARE & PROFITABLE OPPORTUNITY!! Own a piece of paradise and an income stream as well. This three-bedroom two bath home on five tranquil acres includes a 30 kennels in a separate building that includes a large office, storage room and a half bath, the kennel has central heat and air conditioning and is ready to generate income to offset the mortgage payment. There is plenty of room for a pole barn to expand your profits. Back to the home, its set privately off the road and features an open layout perfect for entertaining. The master bedroom is located on the first floor along with the second bedroom, the third bedroom is on the second floor and has room to add another bath, the home has a side entry garage and a laundry room along with a screened in porch relaxing in after a long day at work. The property is being sold in as-is condition and is priced accordingly. This is an incredibly rare property!! Matterport Virtual tour of the House: <https://my.matterport.com/show/?m=6CPmipCRkyk> Matterport Virtual tour of the Kennel: <https://my.matterport.com/show/?m=94MS8wEnquE>

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Farm	One Car	Dining Area
	Horse Farm	See Remarks	Great Room
	Kennels/Stables		Laundry/Utility Room
	Paved Road		Primary BR on 1st floor
	Porch Screened		Recreation/Family
			Workshop
InteriorFeatures	Ask for David Collins		
Storage	Berger Realty Inc.	Heating	Cooling
Walk In Closet	3160 Asbury Avenue, Ocean City	Forced Air	
	Call: 609-399-0076	Oil	
HotWater	Email to: dac@bergerrealty.com		
Electric	Well	Septic	

