

**45 Derby  
Galloway Township, NJ 08205**

**Asking \$439,900.00**



**COMMENTS**

Welcome to Four Seasons at Smithville's Active Adult 55+Community at Cambridge Village. Immaculate & Well Maintained, this home has beautiful hardwood flooring in the foyer, hallway and kitchen as well as crown molding & plantation shutters in the living areas. The kitchen is equipped with elegant granite countertops, stainless steel appliances and striking cherry-tone cabinets. A bay window offers views of the serene, wooded landscape. The primary bedroom is spacious with a large double bay window, two walk-in closets & an ensuite that includes dual vanities, a soaking tub and walk-in shower. The second bedroom, bathroom & den are situated at the front of the home providing privacy for both owners and guests. The home features a newer HVAC & tankless HWH from 2021 & New Roof to be installed with the buyer selecting the color prior to closing. A walk-up Attic Storage with carpeting. A lovely rear deck & patio has a natural gas line. Do Not wait on this home!!!!

**PROPERTY DETAILS**

Exterior Stone Vinyl	OutsideFeatures Curbs Patio Paved Road Sidewalks Sprinkler System	ParkingGarage Two Car Attached Garage Auto Door Opener	OtherRooms Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Pantry Recreation/Family Storage Attic Primary BR on 1st floor
InteriorFeatures Carbon Monoxide Detector Storage Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Disposal Dishwasher Dryer Electric Stove Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Curtains Drapes Shades	Basement Slab
Heating Forced Air Gas-Natural	Cooling Attic Fan Central Electric	HotWater Gas Tankless-gas	Water Public

# 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)



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