



**327 Vienna Ave**  
**Egg Harbor City, NJ 08215**

**Asking \$850,000.00**



#### COMMENTS

Driving down the long driveway you will arrive at a magnificent Tudor style home surrounded by lush landscaping and parking for 10+ cars and an RV. The sellers have recently replaced the roof and had solar panels installed, paired along with existing Anderson windows and geo-thermal heating this helps keep heating and cooling costs down. With a new septic tank, chicken coop, greenhouse, seven zone sprinkler system and three fenced in paddocks, two of which have animal shelters, this home is ready to become your farm oasis. Enter the foyer with cathedral ceilings overlooking wood stairs leading to the second floor and access to the living room with a built-in gas fireplace to your left. Tucked away off the living room is an attached separate bar with seating, a mini fridge and sink which also has access to the large five-acre property and a small deck. To the right of the front door is access to the dining room, half bath and the exquisite and rustic feeling custom kitchen. In the kitchen there are two things that will instantly catch your eye, the oversized kitchen island with two built in sinks and the full wall of sliders overlooking the most magnificent backyard. Off the back of the kitchen is access to the dining room, with a pocket door, as well as the full bathroom and laundry area of the home with a built-in folding table. The sellers have expanded their living space with an additional room that can be used for storage, in-law suits, gym, office or anything your heart desires. Up to the second floor you will discover brand new vinyl plank flooring has been installed throughout the hall and master bedroom area. On this level there are three decently sized secondary bedrooms, two of which overlook the stunning views of the yard, as well as an additional full-size bathroom with a jetted tub. Lastly on this floor there is the oversized primary bedroom with a walk-in closet and a built-in wood burning fireplace designed to keep you warm on those long cold winter nights. There is a large attached en-suite to the primary bedroom with a multi-person sized tub and separate shower for your use. This home has an unfinished basement with outside access and extra possibilities to expand your living space. As wonderful as this home is, outside is where you will find yourself wanting to spend all of your time. With a paver patio overlooking the detached barn and pastures there is the perfect viewing spot to watch the sun set on those summer nights. This one-of-a-kind property is ready and waiting for its next owner, don't hesitate to come fall in love with the West Galloway section of town. Vienna Ave has recently been approved for natural gas so the possibility to convert will be available for the new owners. **\*\*OPEN HOUSE ON SUNDAY MARCH 9TH FROM 2PM-4PM WILL BE THE FIRST SHOWINGS\*\***

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Farm	Attached Garage	Breakfast Nook
Vinyl	Horse Farm	See Remarks	Dining Area

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



	Kennels/Stables Patio	Two Car	Dining Room Eat In Kitchen Great Room In-Law Quarters Laundry/Utility Room Workshop
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Dishwasher	Blinds	6 Ft. or More Head Room
Carbon Monoxide Detector	Dryer		Full
Handicap Features	Gas Stove		Unfinished
Kitchen Center Island	Microwave		
Smoke/Fire Alarm	Self Cleaning Oven		
Storage	Washer		
Walk In Closet			
Whirlpool			
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Well
Geo Thermal	Central		
Solar			
Sewer			
Septic			



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bak@bergerrealty.com](mailto:bak@bergerrealty.com)

