



**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



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



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