

Garden Lover's Paradise

BEAUTIFUL CUSTOM HOME IN GALLOWAY TOWNSHIP, NJ

**409 S SEAVIEW AVENUE
GALLOWAY, NJ 08205
ATLANTIC COUNTY
BLOCK 1164 | LOT 14**



SPECIAL FEATURES

- ◆ Featured in NY Times (Regional Homes)
- ◆ New roof, siding and paint (2003/2004)
- ◆ Landscaping redone in 2004
- ◆ Features a 14,000 gallon pond (rear)
- ◆ 1,000 gallon pond (front)
- ◆ Roman sculptures (throughout lot)
- ◆ 2 Oversized Master Bedrooms!
- ◆ Wired home office (5 work stations)
- ◆ Parking for 15 cars in driveway
- ◆ Close proximity to Downtown Galloway's shopping district

OFFERING SUMMARY & GENERAL INFORMATION

Price	\$489,000 REDUCED TO \$449,000
Proximity to Downtown Galloway	Less than 1 mile to town center
Lot size	160' x 225' (1 Acre)
Size of home	4,200 sf
Parking	15 car driveway
Real Estate Tax (2011)	\$10,276.71
Sewer Charges (2011)	\$345.00
Bedrooms	5 Bedrooms (2 master bedrooms)
Baths	4 full baths
Garages	3 total (1 detached)
Age of home	Built 1996
Last renovation	Fully renovated in 2003/2004
Alarm	Yes, via satellite
Camera System	4 cameras (can see home via web)



CONTACT FOR MORE INFORMATION:

KENNY PATEL
Tel: (609) 748-2978
Cell: (609) 214-5696
Kenny@kdgroupinc.com
www.kdgroupinc.com

OVERVIEW

The grace and elegance of this magnificent 4,200sf, 5 bedroom/4 bath home exudes a feeling of Roman sophistication. Fully customized by current owner (developer by trade). This custom home showcases superb craftsmanship, deluxe amenities with fabulous appointments throughout.

The custom kitchen includes cobalt blue appliances, hand designed cabinets and Miele hood. The eat in kitchen/dining area has breath taking views of the rear yard which features a magnificent 14,000 gallon fish pond. The elaborate entrance features a two story foyer, with striking blue wall coverings. The meticulously designed foyer is dazzled by an imported crystal chandelier and finished with breathtaking moldings throughout. The cathedral ceiling in the family room encompasses a connected entrance to the sunroom with spectacular views of the rear yard. A second staircase leads to the second level, which offers two over-sized master bedrooms with walk-in custom closets, Jacuzzi and walk-in shower. The other two spacious bedrooms feature custom murals, mirror doors and custom closets. Every room in this home has its own theme which is matched by custom mural wall coverings. All bathrooms feature granite tops with waterfall faucets.

The basement is unfinished but features 6'+ height to accommodate additional bedrooms or game rooms if finished. Professional home-office with 5 work stations and custom electric supply to the room is included with the home. An ADT video surveillance system gives you the ability to view the home online from anywhere in the world. The entire home features a fully digital Panasonic office phone system with intercom and separate extensions for each room and bedroom in the home along with an integrated front door intercom.

The professionally designed landscaping features statues, one 14,000 gallon pond in the rear yard, a 1,000 gallon pond in the entrance and a roman water-feature in the center of the yard. The oversized concrete driveway was expanded in 2006 to accommodate up to 15 cars. A two car carpeted-garage is attached to the home and another one-car garage is detached in the rear yard (can also be used as a playroom or storage).

ITEMS INCLUDED WITH THE SALE OF THE HOME

- ◆ ADT Surveillance System: 4 ADT high-resolution, night vision camers with a 4-channel DVR system. Lifetime parts and labor warranty with maintenance fee of just \$92.92/quarter.
- ◆ Panasonic DBS Digital Phone System: Each room has a large-display phone with intercom. The system also features a door bell with capability to communicate with anyone at the front door from any phone in the home.
- ◆ All wall niches and accent lighting fixtures (statues will be removed)
- ◆ 21" digital frame (pre-wired in the foyer)
- ◆ Glass dining table with 10 seats
- ◆ All window treatments (blinds)
- ◆ Area rugs
- ◆ 4 gold picture frames with accent lights in living room





