



**732 Seashore  
Erma, NJ 08204**

**Asking \$565,000.00**



#### COMMENTS

Welcome to this charming 3-bedroom, 2-bathroom single-family home located in a peaceful area of Erma. Situated on approximately 1 acre of land, this property offers a perfect balance of quiet living and easy access to nearby attractions. Inside, you'll find a comfortable layout with laminate flooring in the living room, dining area, and kitchen. The kitchen is equipped with nice cabinetry, granite countertops, and a tile backsplash. There's also an eat-in area that fits a small table and chairs, making it cozy for everyday meals. The dining area opens up through sliding doors to a massive 20x40 deck, perfect for outdoor gatherings. The meticulously maintained backyard is a gardener's dream, with plenty of space for lawn games or even adding a pool. It includes another level of decking with views over this inviting outdoor space, along with a 12x16 shed for additional storage. The house has a practical floor plan that provides privacy. The main suite is located on one side of the house with its own full bathroom, while the other two bedrooms and a guest bathroom are on the opposite side. Additional features include a convenient laundry/utility room that houses the home's heating/central air unit. The 2-car garage has a painted floor and comes with storage racks for your convenience. The crawl space has also been encapsulated and has a dehumidifier installed. This home is well-maintained and ready to move in, with furniture included if desired (some personal items excluded). Located right down the street from Cold Spring Village, 10 minutes from Cape May Beaches and 15 minutes from the Wildwood Boardwalk, this home offers the perfect blend of country living and easy access to beachside fun.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck	ParkingGarage Garage 2 Car Attached Auto Door Opener Concrete Driveway	OtherRooms Dining Room Kitchen Den/TV Room Eat-In-Kitchen Dining Area Laundry/Utility Room
InteriorFeatures Laminate Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer	AlsoIncluded Drapes Curtains Blinds Furniture	Basement Crawl Space

# Berger Realty

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