



**247 Walnut  
Erma, NJ 08204**

**Asking \$449,000.00**



**COMMENTS**

This cozy, custom-built home offers the perfect blend of comfort and modern style, nestled in a tranquil neighborhood just moments from the beautiful beaches of Lower Township. With 3 comfortable bedrooms and 2 well-appointed bathrooms, this residence is designed for easy living. Step inside to discover a beautifully updated interior featuring stunning bamboo hardwood flooring that flows throughout the home, creating a warm and inviting atmosphere. The custom kitchen is a true highlight, boasting elegant shaker-style cabinets, sleek granite counter tops, and a full suite of stainless steel kitchen appliances – a perfect space for culinary enthusiasts and casual dining alike. Attention to detail is evident in the upgraded trim package, adding a touch of sophistication to every room. The bathrooms showcase custom tile work, reflecting quality craftsmanship. Enjoy endless hot showers with the convenience of an on-demand hot water heater. Outdoor living is a breeze with both a front and rear deck, ideal for relaxing with a morning coffee or entertaining guests in the fresh Jersey Shore air. The maintenance-free exterior ensures you'll have more time to enjoy the nearby beaches and less time on upkeep. Energy efficiency is also a priority, with Low-E vinyl tilt-in windows helping to keep the home comfortable year-round while saving on energy costs. This charming home is more than just a place to live; it's a lifestyle. Imagine quiet evenings on your deck, the ease of maintaining your home, and the joy of being so close to the sand and surf. Don't miss the opportunity to make this meticulously cared-for house your new coastal retreat!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Parking Pad	Living Room
	Porch	2 Car	Dining Room
			Kitchen
			Eat-In-Kitchen
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Wood Flooring	Microwave Oven	Crawl Space	Gas Natural
Tile Flooring	Refrigerator		Forced Air
	Washer		
	Dryer		
	Dishwasher		
	Disposal		
	Stove Natural Gas		

# Berger Realty

• Since 1928 •



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

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



Cooling  
Central Air Condition

HotWater  
Gas- Natural  
On Demand

Water  
City

Sewer  
City

Ask for Wendy Brown

Berger Realty Inc

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: [wmb@bergerrealty.com](mailto:wmb@bergerrealty.com)

