



**2402 Shelburn  
Millville, NJ 08332**

**Asking \$384,900.00**



**COMMENTS**

Welcome to your dream rancher—where pride of ownership meets timeless charm. This beautifully maintained 3-bedroom, 2-bath home is a rare gem that blends warmth, functionality, and comfort in every corner. From the moment you step inside, you'll be greeted by original hardwood floors in pristine condition and a spacious, light-filled living room that flows seamlessly into the dining area. The eat-in kitchen opens to a cozy second family room—perfect for movie nights, game days, or simply relaxing with loved ones. A pass-through window adds charm and convenience, making entertaining a breeze. Down the hall, you'll find three generously sized bedrooms, including a primary suite complete with a private bathroom and stand-up shower. The fully finished basement offers endless possibilities—whether you're envisioning a game room, home theater, gym, or an additional hangout space. Step outside onto your private back deck, the ideal spot to unwind and enjoy peaceful views. The fully fenced backyard adds both function and privacy—perfect for kids, pets, or simply enjoying the outdoors in peace. With an 11-zone sprinkler system keeping the lawn lush and landscaping vibrant, the curb appeal is just as impressive as the interior. Homes like this don't come around often—schedule your private tour today! Seller is motivated!

**PROPERTY DETAILS**

|                    |                    |                      |                       |
|--------------------|--------------------|----------------------|-----------------------|
| OutsideFeatures    | ParkingGarage      | OtherRooms           | InteriorFeatures      |
| Deck               | Garage             | Living Room          | Smoke/Fire Alarm      |
| Porch              | 1 Car              | Dining Room          |                       |
| Fenced Yard        | Black Top Driveway | Kitchen              |                       |
| Storage Building   |                    | Den/TV Room          |                       |
| Sprinkler System   |                    | Recreation/Family    |                       |
|                    |                    | Eat-In-Kitchen       |                       |
|                    |                    | Dining Area          |                       |
|                    |                    | Laundry/Utility Room |                       |
|                    |                    | Storage Attic        |                       |
| AppliancesIncluded | Basement           | Heating              | Cooling               |
| Range              | Full               | Gas Natural          | Central Air Condition |
| Oven               | Finished           | Forced Air           |                       |
| Microwave Oven     |                    |                      |                       |
| Refrigerator       |                    |                      |                       |
| Washer             |                    |                      |                       |
| Dryer              |                    |                      |                       |
| Dishwasher         |                    |                      |                       |

# Berger Realty

• Since 1928 •



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

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



Smoke/Fire Detector

HotWater  
Gas- Natural

Water  
Public

Sewer  
Public



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

