



32 Trotter
Erma, NJ 08204

Asking \$730,000.00



COMMENTS

Escape to the shore with a stunning 4-bedroom, 4-full bath home nestled in a peaceful and family-friendly neighborhood that is a short distance from the beaches and the charming downtown Cape May. The home blends classic coastal design with modern amenities perfect for growing families or those who love to entertain. The inviting floor plan creates a warm and airy atmosphere, with a large living room featuring a cozy fireplace, ideal for relaxing. The chef's kitchen will inspire your culinary creativity with sleek granite countertops, stainless steel appliances, convection stovetop, an expansive island, and custom cabinetry with plenty of storage. The large center island serves as a great space for meal prep or casual dining, while the open flow into the dining area makes it ideal for entertaining family and friends. Through the kitchen door is a laundry room, 2 full bathrooms, and 2 bedrooms. The bright sunroom with skylights can be used as a breakfast nook, playroom, or office. Upstairs is a 3rd bedroom across from a full bathroom with a soaking tub. At the end of the hall you will find the spacious master suite, offering two custom closets and a large en-suite bathroom. The large fenced in backyard is a blank canvas providing an opportunity to create your dream outdoor living space. A new roof was installed in May 2025, the leaf filter system was installed on all gutters in 2023, and an on-demand water heater and HVAC system (forced air) in 2021. The seller is a NJ licensed real estate agent.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Patio	Garage	Living Room
	Fenced Yard	2 Car	Dining Room
		Attached	Kitchen
		Auto Door Opener	Eat-In-Kitchen
		Black Top Driveway	Breakfast Nook
			Pantry
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Skylight	Self-Clean Oven	Blinds	Gas Natural
Smoke/Fire Alarm	Microwave Oven	Fireplace Equipment	Forced Air
Storage	Refrigerator		Hot Water
Walk in Closet	Washer		
Fireplace- Wood	Dryer		
Kitchen Island	Dishwasher		
Beverage Refrigerator	Disposal		

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Smoke/Fire Detector
Stove Electric
Wine Cooler
Stainless steel
appliance

Cooling
Central Air Condition
Ceiling Fan

HotWater
Gas- Natural

Water
City

Sewer
Septic



Ask for Cassidy Fletcher
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: crf@bergerrealty.com

