

# Berger Realty

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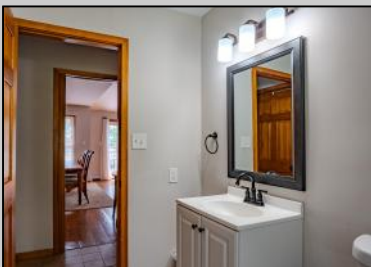


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970 Shirley  
Erma, NJ 08204

Asking \$485,000.00



## COMMENTS

Welcome to this custom-built 2-story home set on nearly half an acre in the heart of Erma. Featuring a vaulted living room with exposed beams and a brick wood-burning fireplace, this inviting property offers warmth, space, and character throughout. The kitchen includes a center island, gas range, and open flow to the dining area. Step outside to a backyard deck with a natural gas grill hookup — perfect for outdoor cooking and casual gatherings. Additional features include a central vacuum system, solar panel system (PPA), leveled hardscaping, 240V electric panel upgrade, and a garage for additional storage or workspace. Ideally located just minutes from Cape May beaches, wineries, and local amenities — a great blend of privacy and coastal convenience.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Deck	1 Car	Living Room
Solar Panels-Leased	Grill	Attached	Dining Room
	Fenced Yard	Auto Door Opener	Kitchen
		Black Top Driveway	Den/TV Room
			Eat-In-Kitchen
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Oven	Curtains	Crawl Space
Wood Flooring	Microwave Oven		
Smoke/Fire Alarm	Refrigerator		
Storage	Washer		
Fireplace- Wood	Dryer		
Kitchen Island	Dishwasher		
	Central Vacuum		
	Smoke/Fire Detector		
	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Baseboard	Central Air Condition	Electric	Well
Sewer			
Public			

