



**3444 Rt 47**  
**Port Elizabeth, NJ 08332**

**Asking \$310,000.00**



## COMMENTS

Welcome to this beautifully updated 4-bedroom, 2.5-bathroom gem, nestled on a spacious corner lot in the highly sought-after Maurice River School District. With the perfect blend of historic charm and modern updates, this home offers style, comfort, and functionality in an ideal location. Step inside to find refinished hardwood floors, light-filled living spaces, and carefully preserved architectural details that give the home its timeless character. The brand-new kitchen is a dream—featuring sleek cabinetry, stainless steel appliances, and modern finishes—perfect for both everyday living and entertaining guests. Enjoy outdoor living at its finest with a welcoming front porch and a private side deck, ideal for morning coffee, evening relaxation, or hosting summer get-togethers. Feel the coastal breezes drifting in from the nearby Maurice River, adding a touch of serenity to your day. With spacious bedrooms, 2.5 updated bathrooms, and a prime location close to schools, beaches, restaurants, and shops, this home truly checks every box. Don't miss your chance to own this one-of-a-kind property that combines classic character, modern comfort, and the charm of coastal living—all in a coveted location.

## PROPERTY DETAILS

|                |                  |                 |             |
|----------------|------------------|-----------------|-------------|
| Exterior Vinyl | Outside Features | Parking Garage  | Other Rooms |
|                | Deck             | 3 Car           | Living Room |
|                |                  | Gravel Driveway | Dining Room |
|                |                  |                 | Kitchen     |
|                |                  |                 | Pantry      |
|                |                  |                 | Heating     |
|                |                  |                 | Gas Natural |



**Ask for John Heppner**  
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|                           |                     |  |
|---------------------------|---------------------|--|
| Appl. Includes            | Full                |  |
| Microwave Oven            | Refrigerator        |  |
| Dishwasher                | Smoke/Fire Detector |  |
| Stainless steel appliance | Stainless steel     |  |
| Hot Water                 | Water               |  |
| Electric                  | Private Well        |  |



**Central Air Condition**



|                       |       |              |         |
|-----------------------|-------|--------------|---------|
| Central Air Condition | Water | Private Well | Sewer   |
|                       |       |              | Private |
|                       |       |              | Septic  |



Appliances for sale: Dishwasher, Microwave, Oven, Full Refrigerator  
 3160 Asbury Avenue, Ocean City  
 609-399-0076  
 Email to: [ids@bergerrealty.com](mailto:ids@bergerrealty.com)



Sewer  
Private  
Septic