

# Berger Realty

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**545 Breakwater  
Erma, NJ 08204**

**Asking \$474,000.00**



## COMMENTS

Don't miss this charming Cape Cod well suited for a local family or second home buyers looking for a central location to all southern Cape May County has to offer! 545 Breakwater's accommodations include 3 bedrooms, one and a half baths, roomy living space and a generous eat in kitchen with ample cabinet storage. Upstairs bedroom is coupled with an extra space perfect for a nursery or walk in closet. Plenty of closet space, natural light and a beautiful brick hearth with a gas fireplace to round out the interior attributes of this comfy home. Great fenced in nearly 1/2 acre lot with tons of outdoor storage, room for expansion, kids and pets to play and parking for the whole family. See it today! City Sewer will be hooked up before closing.

## PROPERTY DETAILS

|               |                  |                    |                |
|---------------|------------------|--------------------|----------------|
| Exterior      | OutsideFeatures  | ParkingGarage      | OtherRooms     |
| Vinyl         | Fenced Yard      | 3 Car              | Living Room    |
| Masonry Block | Storage Building | Black Top Driveway | Kitchen        |
|               | Cable TV         |                    | Eat-In-Kitchen |

|                   |                    |                  |             |
|-------------------|--------------------|------------------|-------------|
| InteriorFeatures  | AppliancesIncluded | Basement         | Heating     |
| Fireplace- Gas    | Range              | Crawl Space      | Gas Natural |
| Smoke/Fire Alarm  | Self-Clean Oven    | Outside Entrance | Forced Air  |
| Laminate Flooring | Microwave Oven     |                  |             |
| Security Camera   | Refrigerator       |                  |             |



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