

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**11 Earl  
Erma, NJ 08204**

**Asking \$249,900.00**



#### COMMENTS

Over an acre of land on a cul-de-sac at Earl Drive. Super location in Erma near the Sun Retreats Seashore Campground and Historic Cold Spring Village. Within an easy car ride to many of the areas attractions including Cape May City beaches and restaurants. Delaware Bay sunsets and the famous Wildwood Boardwalk. The seller has paved the road, added drainage and underground utilities. (SJ Gas Company won't install a gas connection until there is a foundation). The land is prepped for you to build the home of your dreams. Don't hesitate. This is a small cul-de-sac and the lots will give all homeowners tremendous privacy. There is a drainage easement that will need to be maintained by the next homeowner. Keep it clean of debris and mowed.

#### PROPERTY DETAILS



Ask for Domenic Ballerini  
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