



**1 Saddle
Erma, NJ 08204**

Asking \$499,000.00



COMMENTS

Nestled in a peaceful, highly desirable neighborhood, this delightful home offers the perfect mix of serenity and convenience, just minutes away from all local attractions. Situated on a quiet cul-de-sac, this home features a large, fully fenced-in yard, ideal for outdoor living and privacy. Step inside to find a bright, welcoming interior with beautiful hardwood floors flowing through the living room, hallway, and dining area. The spacious living room is centered around a cozy wood-burning fireplace with a striking white brick mantle, creating a warm and inviting focal point for the home. The newly renovated kitchen with butcher block countertops is both functional and stylish, offering modern amenities and a large peninsula that provides additional seating and a perfect spot for entertaining guests. The kitchen seamlessly flows into the dining area, making it an ideal space for family meals and social gatherings. Adjacent to the kitchen is a convenient laundry/mudroom, adding even more practicality to this charming home. All three bedrooms feature sleek and durable luxury vinyl plank flooring, combining beauty and functionality for easy maintenance. The master suite serves as a peaceful retreat with its own private en-suite bathroom. Recent updates throughout the home include brand new windows, gutters, and fresh paint, ensuring everything is fresh and move-in ready. The home also offers a two-car garage, a newer air conditioning unit, and a sunroom that fills the space with natural light. Whether you're unwinding by the fireplace or enjoying a relaxing afternoon in the sunroom, this home provides the perfect balance of comfort and modern living.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	Garage	Living Room
	Screened Porch	2 Car	Dining Room
	Fenced Yard	Attached	Kitchen
	Cable TV	Concrete Driveway	Laundry/Utility Room
			Storage Attic
			See Remarks
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	Basement	Heating
Wood Flooring	Range	Crawl Space	Gas Natural
Fireplace- Wood	Oven		Baseboard
Laminate Flooring	Refrigerator		
Tile Flooring	Dishwasher		
Vinyl Flooring	Stove Natural Gas		

Berger Realty

• Since 1928 •



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



Kitchen Island

Stainless
appliance

steel

Cooling
Central Air Condition
Ceiling Fan

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

