

# Berger Realty

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Berger Realty, Inc.  
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**138 Sunset**  
**Erma, NJ 08204**

**Asking \$500,000.00**



## COMMENTS

New, New, New! This beautifully updated 3 bedroom, 2 bathroom rancher is move-in ready and perfect for year round or seasonal living. Enjoy a bright new kitchen with modern cabinetry, all new stainless-steel appliances, and sleek countertops for some home cooking. A split floor plan ensures privacy for the main bedroom and bathroom apart from the other 2 bedrooms and hall bath. Also included: new roofing, new natural gas forced heat and air, new tankless hot water heater, upgraded electrical service, and solar panels for reduced utility bills. Outside is a new sprinkler system, sod and vinyl fencing. Nestled in a peaceful neighborhood in Lower Township, this home offers comfort, convenience and low maintenance just minutes from local beaches, shopping and dining. Available for immediate viewing. Seller is a licensed NJ Real Estate Salesperson.

## PROPERTY DETAILS

|                     |                  |                   |                |
|---------------------|------------------|-------------------|----------------|
| Exterior            | OutsideFeatures  | ParkingGarage     | OtherRooms     |
| Vinyl               | Fenced Yard      | 2 Car             | Living Room    |
| Solar Panels-Leased | Sprinkler System | Concrete Driveway | Kitchen        |
|                     |                  |                   | Eat-In-Kitchen |

|                   |                    |             |             |
|-------------------|--------------------|-------------|-------------|
| InteriorFeatures  | AppliancesIncluded | Basement    | Heating     |
| Smoke/Fire Alarm  | Range              | Crawl Space | Gas Natural |
| Laminate Flooring | Oven               |             | Forced Air  |



Ask for Ken Sedberry  
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