



**328 Magnolia  
Erma, NJ 08204**

**Asking \$675,000.00**



**COMMENTS**

Welcome to your new sanctuary! Nestled in a peaceful neighborhood, this spacious home is ready for you to make it your own. The property features 3 bedrooms and 2.5 baths, boasting 2,860 sq. ft. of versatile living space. As you approach the front door, you'll be greeted by a generous, covered porch—perfect for enjoying your morning coffee or unwinding in the evenings. Step inside to a welcoming foyer that sets the tone for the rest of the house. The first floor offers a well-appointed home office, a large dining room designed for entertaining, and a charming kitchen featuring Legacy cabinetry, stainless steel appliances, granite countertops, bar seating, and a cozy nook for your kitchen table. The sunken living room is a true highlight, complete with a built-in TV entertainment unit, illuminated shelving, and a warm gas fireplace—an ideal spot for gatherings or quiet nights in. A convenient half bath is also located on this floor. Just off the living room, you'll find an elevated, covered screened deck that invites you to enjoy outdoor living year-round. Head upstairs to discover your private retreat. The main bedroom boasts a vaulted ceiling and an ensuite bath for added luxury. Two additional bedrooms share a full bath, while a cozy sitting area offers the perfect spot to relax. The expansive finished bonus room above the garage provides endless possibilities—whether as a fourth bedroom, game room, or media room are just a few. This home is equipped with energy-efficient, two-zone natural gas heating and a 70-gallon hot water heater. The oversized two-car garage includes a workbench/office space, making it a practical addition to your home. With 200-amp electrical service, you'll have all the power you need. The property showcases a mix of engineered vinyl plank, tile, and carpet flooring throughout, providing both style and comfort. The well supplies drinking water and services the sprinkler system, ensuring your yard stays lush and green. Additionally, a new sewer line will be installed by the seller prior to closing, giving you peace of mind. Situated on a nicely sized lot (measuring 155 x 115, irregular), the property offers ample space for a pool or expansion. There is also a 12 x 16 shed, convenient for storing lawn equipment or beach gear. Located on a quiet alleyway street with just two other homes, this residence promises a tranquil setting. Enjoy the convenience of being just minutes from shopping and a short drive to the beautiful beaches of Cape May and Wildwood. Don't miss your chance to own this lovely home in Erma. Schedule your showing today!

**PROPERTY DETAILS**

|          |                 |                   |                      |
|----------|-----------------|-------------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage     | OtherRooms           |
| Vinyl    | Porch           | 2 Car             | Dining Room          |
|          | Screened Porch  | Auto Door Opener  | Kitchen              |
|          | Fenced Yard     | Concrete Driveway | Den/TV Room          |
|          | Sidewalks       | Stone Driveway    | Eat-In-Kitchen       |
|          |                 |                   | Laundry/Utility Room |

# Berger Realty

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