



**331 Holly  
Erma, NJ 08204**

**Asking \$489,000.00**



**COMMENTS**

Welcome to 331 Holly Lane, offering a tranquil coastal lifestyle that blends rural charm with proximity to vibrant beach communities. Nestled within Lower Township in Cape May County, Erma provides residents with a peaceful, suburban environment while being just a short drive from the bustling beaches of Cape May and Wildwood. This ranch-style home is situated on a large 200 x 100 ft lot that spans from street to street. This 3-bedroom, 1.5-bathroom home offers a spacious layout, including a large living room with an open concept to the dining room with bamboo oak flooring. The eat-in kitchen has been updated with plenty of sleek black cabinetry with butcher block counter tops, double edge Carrara marble backsplash, and black stainless-steel appliances including a gas Bluetooth stove with an air fryer. Off the kitchen is a family room with a wood burning fireplace with modern LVT flooring and a sliding door that leads to a nice size deck with a hot tub. Additional features include an attached two-car garage and a laundry room. The property is equipped with central air conditioning. The grounds provide a private setting with trees a shed and a very spacious yard.

**PROPERTY DETAILS**

|                       |                    |                   |                           |
|-----------------------|--------------------|-------------------|---------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage     | OtherRooms                |
| Shingle               | Deck               | Garage            | Living Room               |
|                       | Porch              | 2 Car             | Dining Room               |
|                       | Fenced Yard        | Attached          | Kitchen                   |
|                       |                    | Auto Door Opener  | Recreation/Family         |
|                       |                    | Concrete Driveway | Eat-In-Kitchen            |
|                       |                    |                   | Pantry                    |
|                       |                    |                   | Laundry/Utility Room      |
|                       |                    |                   | Storage Attic             |
|                       |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded      | Basement                  |
| Bar                   | Range              | Window Treatments | Crawl Space               |
| Fireplace- Wood       | Oven               |                   | Outside Entrance          |
| Vinyl Flooring        | Microwave Oven     |                   |                           |
| Kitchen Island        | Refrigerator       |                   |                           |
| Beverage Refrigerator | Washer             |                   |                           |
|                       | Dryer              |                   |                           |
|                       | Dishwasher         |                   |                           |
|                       | Wine Cooler        |                   |                           |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Stainless steel  
appliance

Heating  
Forced Air

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Gas- Natural

Water  
Well

Sewer  
Public



Ask for F. Evans Campbell  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [fec@bergerrealty.com](mailto:fec@bergerrealty.com)

