

# Berger Realty

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Berger Realty, Inc.  
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6 Andrielle Lane  
Erma, NJ 08204

Asking \$699,900.00



## COMMENTS

Located on a quiet cul-de-sac in the desirable Brynnwood Estates, this 3-bedroom, 2-bath home sits on an acre lot and offers a spacious and comfortable layout. The large open living room features a gas fireplace and flows into a generous kitchen with a dining area overlooking the beautiful wooded backyard. The first-floor primary suite provides convenience and privacy, plus a bonus room which was currently being used as an office ideal for working from home. Upstairs, you'll find two additional bedrooms, a full bathroom, and ample walk-in storage space, plus additional storage above the two-car garage. Recent upgrades include a new roof in 2024 and a new furnace and air-conditioning system installed in 2021, offering valuable peace of mind. This home does need some updating and is being sold in as-is condition. The seller will provide a passing fire certificate and well certification. HOA fee is \$180 per year to maintain the entrance into the community. Call today for a private showing.

## PROPERTY DETAILS

Exterior Wood	Outside Features Deck	Parking Garage 1.5 Car Attached	Other Rooms Living Room Kitchen Eat-In-Kitchen Dining Area Laundry/Utility Room
	Basement Crawl Space	Heating Gas	Cooling Central Air Condition
	Ask for Alexandra Gayward Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: aaa@bergerrealty.com		



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