



**531 Cedar  
Richland, NJ 08225**

**Asking \$439,500.00**



**COMMENTS**

Sprawling rancher situated on 1.34 acres. This completely renovated home features 4 bedrooms (or 3 bedrooms and an office), 2.5 bathrooms, open floorplan living room, dining room and kitchen. Kitchen has granite countertops, soft close cabinetry and stainless steel Frigidaire package. Separate Family room, laundry room with new Electrolux washer/dryer, and large main bedroom suite (17 X 15) with walk-in closet and private bathroom. Outside features wraparound deck, fenced yard and several outbuildings including 12 X 20 Amish shed, 14 X 8 wood shed (workshop), 7 X 7 resin shed and 10 X 14 vinyl sided wood shed with drywall, electrical outlets throughout, cable hook-up, overhead lighting, pitched high ceiling, 2 glass double-hung windows with screens, \"horse mat\" flooring and steel door. Wood \"fort\" is 10.10 X 8 ft, solid wood, asphalt salt-box roof, 6 double hung glass windows with screens, on wood posts with playset/swings. Septic new in 2023, all new ductwork for a/c and heater, a/c condenser new in 2023. Well, roof, tankless Navient water heater, wiring and plumbing new in 2019. Interior painted in 2025. All new LVP (Luxury Vinyl Plank) in 2024. 20 AMP travel trailer electrical hook-up, Generator hookup for whole-house generator. Great location with Funny Farm Animal Sanctuary just 1 mile away, close to St. Augustine Preparatory School, close to the Pickwickian Restaurant and Bar, Richland Hardware store, and Antique stores. Plus 1/2 mile from Michael Debbi Park.

**PROPERTY DETAILS**

|                                      |                                                                                  |                          |                                                                     |
|--------------------------------------|----------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------|
| Exterior<br>Vinyl                    | OutsideFeatures<br>Deck<br>Fenced Yard<br>Shed                                   | ParkingGarage<br>None    | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>Walk In Closet   | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds   | Basement<br>Crawl Space                                             |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central                                             | HotWater<br>Tankless-gas | Water<br>Private                                                    |
| Sewer                                |                                                                                  |                          |                                                                     |

# Berger Realty

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