

Berger Realty

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Ocean 17
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**531 Cedar
Richland, NJ 08350**

Asking \$399,000.00



COMMENTS

Sprawling rancher situated on 1.34 acres. This completely renovated home features 4 bedroom (or 3 bedrooms plus office), 2.5 bathrooms, open floorplan living room, dining room and kitchen. Kitchen has granite countertops, solid wood maple cabinets, soft close cabinetry and stainless steel Frigidaire appliance 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 24 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) flooring in 2024. 20 AMP travel trailer electrical hook-up, Generator hook-up 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, Antique stores and Buena Vista Country Club (18 hole public golf course). Plus 1/2 mile from Michael Debbi Park.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Deck		None	Dining Area
	Ask for Peter Harp		Eat In Kitchen
	Berger Realty Inc		Laundry/Utility Room
	1670 Boardwalk, Ocean City		2nd floor
	Call: 609-391-0500		
Also included	Basement		
Blinds	Email to: pph@bergerrealty.com		



Cooling
Ceiling Fan(s)
Central

HotWater
Tankless-gas

Water
Private

Sewer
Private