

# Berger Realty

Since 1920



Berger Realty, Inc.  
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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, 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      | Outside Features               | Parking/Garage                 | Other Rooms          |
|---------------|--------------------------------|--------------------------------|----------------------|
| Deck          | Deck                           | None                           | Dining Area          |
|               | Ask for Theresa Maina          |                                | Eat In Kitchen       |
|               | Berger Realty Inc              |                                | Laundry/Utility Room |
|               | 3160 Asbury Avenue, Ocean City |                                | Basement             |
|               | Call: 609-399-0076             |                                | Hardwood floor       |
| Also included | Blinds                         | Email to: tam@bergerrealty.com |                      |



Cooling  
Ceiling Fan(s)  
Central

Hot Water  
Tankless-gas

Water  
Private

Sewer  
Private