



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



32 Trotter, Erma, NJ, 08204

Price \$699,999.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 4             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   | 1976          |
| Type         | Single Family |
| Block Number | 497.08        |
| Listing #    | 251635        |
| Taxes        | 5014.00       |

#### COMMENTS

*Escape to the shore with a stunning 4-bedroom, 4-full bath home nestled in a peaceful and family-friendly neighborhood that is a short distance from the beaches and the charming downtown Cape May. The home blends classic coastal design with modern amenities perfect for growing families or those who love to entertain. The inviting floor plan creates a warm and airy atmosphe...*

#### PROPERTY FEATURES

|                                                                                                                                             |                                                                                                                                                                                                           |                                                                                        |                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Wood                                                                                                                            | OutsideFeatures<br>Patio<br>Fenced Yard                                                                                                                                                                   | ParkingGarage<br>Garage<br>2 Car<br>Attached<br>Auto Door Opener<br>Black Top Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Eat-In-Kitchen<br>Breakfast Nook<br>Pantry<br>Laundry/Utility Room |
| InteriorFeatures<br>Skylight<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Fireplace- Wood<br>Kitchen Island<br>Beverage Refrigerator | AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Electric<br>Wine Cooler<br>Stainless steel appliance | AlsoIncluded<br>Blinds<br>Fireplace Equipment                                          | Heating<br>Gas Natural<br>Forced Air<br>Hot Water                                                                         |
| Cooling<br>Central Air Condition<br>Ceiling Fan                                                                                             | HotWater<br>Gas- Natural                                                                                                                                                                                  | Water<br>City                                                                          | Sewer<br>Septic                                                                                                           |

#### CONTACT

Ask for Thomas Horan  
Berger Realty Inc

Scan to see Property page.



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