

**609 Breakwater  
Erma, NJ 08204**

**Asking \$475,000.00**



**COMMENTS**

Seller has moved to their new home and says SELL this one. Drive down your extended driveway to your TWO CAR Detached garage with work bench. Step out to the back yard and find garden boxes ready for you to plant your seasonal fruits, vegetables and flowers. Enjoy the large patio ideal for sitting out and enjoy time relaxing with family, friends or in the quiet morning with a cup of coffee or evening with a glass of wine. The entire large front yard is fully fenced in. Step into the first floor where you will find a beautifully updated kitchen with breakfast bar and open to the large family room boasting an electric fireplace, you will find two bright sunny bonus rooms ideal for an office, sitting room, sewing room, playroom etc. First floor also has one bedroom, full bath and a large, updated laundry room with utility closet to easily access HVAC and hot water heater. Second floor has two additional bedrooms and full bath. All electric fixtures have been updated inside with the addition of recessed lighting in living and kitchen area and a huge bonus is the Solar Panel lease giving you a minimum energy costs (solar lease will be provided upon request to buyers interested in putting in an offer) Located a simple 8 minute drive to Cape May Beaches-20 minutes to Wildwood-or a hop skip and a jump to the Delaware Bay Beaches this home is centrally situated making it ideal for year round living or for anyone looking for a great vacation home with easy access to the beaches and local attractions affording the ability to head home and relax without all the hub of the islands. Any furniture in photos are virtually staged

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Patio Fenced Yard	ParkingGarage Garage 2 Car Detached Auto Door Opener See Remarks 4 car parking Gravel Driveway	OtherRooms Living Room Kitchen Den/TV Room Eat-In-Kitchen Laundry/Utility Room
InteriorFeatures Laminate Flooring Fireplace - Electric Kitchen Island	AppliancesIncluded Range Oven Refrigerator Washer Dryer Dishwasher	Basement Crawl Space	Heating Gas Natural

# Berger Realty

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