

**15 Rossi  
Erma, NJ 08204**

**Asking \$1,199,900.00**



**COMMENTS**

Welcome to this 4,200 square foot sprawling, custom rancher home nestled on 2.88 acres on a beautiful cul-de-sac. This home offers 4 large bedrooms equipped with their own full bathroom. Perfectly laid out for a large family. Or, could easily be used as a home with mother-in law-quarters. This home offers a serene setting while being conveniently close to beautiful town of Cape May. Upon entering the front through French doors, you are greeted by a large, welcoming foyer that leads to a sunken-in, vaulted ceiling living room. Current owners have half the living room used as a play area with a ping pong table. It could easily be swapped out with a pool table. Or create more seating for extra family or guests. The interior living space has an open concept feel with living room, dining room, butler's pantry, kitchen, family room. All perfect for a large gathering of family and friends. Living room and family room both feature gas fireplaces. The home features hardwood floors throughout that have all been recently refinished. Entire home...ceilings and walls were just painted. Spacious eat in kitchen with large breakfast bar. New electric cook-top and dishwasher were just installed. Kitchen and dining nook have views of back yard. Pool, Pole barn...2.8 acres of endless possibilities! The left wing of the home houses 3 large bedrooms, 3 full bathrooms and ½ bathroom. There is a privacy door that can close off that portion of the house. The 4th bedroom with full bathroom is off the kitchen area. Great as a mother-in law suite, for guests or a home office. Brand-new carpeting throughout all bedrooms. This beautiful home offers features that blend both comfort and functionality while creating a serene living environment in terms of comfort and privacy. With so much customizable potential, there is not an aspect of this unforgettable property you won't like. This home is a must see to appreciate. Make an appointment today for your own private tour of this exceptional home. Extra Amenities: Ultra clean...taller than usual crawlspace with cement floor. Oversized 2 car garage with custom cabinetry. 2.88 acres of endless possibilities!

**PROPERTY DETAILS**

Exterior Stone	OutsideFeatures See Remarks	ParkingGarage Garage 2 Car Attached Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Recreation/Family Breakfast Nook Laundry/Utility Room Great Room Storage Attic 1st Floor Primary Bedroom
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# Berger Realty

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InteriorFeatures	AppliancesIncluded	Basement	In-Law Quarters
Fireplace- Gas	Range	Crawl Space	Heating
Wood Flooring	Oven	Inside Entrance	Gas Natural
Walk in Closet	Refrigerator		
Tile Flooring	Dishwasher		
Kitchen Island	Stove Natural Gas		
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	Well	Septic
	Other Hot Water		



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