

**2 Erica  
Seaville, NJ 08230**

**Asking \$725,000.00**



**COMMENTS**

This corner property offers loads of space for all your family needs and then some! Pull up into the very large side driveway which takes you into the 2 car attached garage, you and your guests will appreciate the semi-circular driveway which offers plenty of personal and guest parking...Which you will appreciate when you step inside and see all this home offers. The cozy covered front porch offers plenty of room to relax, step into the LARGE entry way with wood floors throughout, this entrance takes you into the spacious bright home which just screams comfort. To the right you will find a very large dining room with large windows to bring in the sunlight, to the left you will find a very spacious living room again with large windows, gas fireplace and plenty of room to entertain friends and family while maintaining that cozy feeling. Continuing through the LR you will find a beautiful bright Florida room with large windows, French doors to the back deck and a sky light to ensure maximum sun exposure while sitting inside. The kitchen boasts granite countertops, loads of cabinetry, a coffee bar/microwave station, stainless appliances all replaced over the past five years. Down the hall you will step into your large laundry room with additional cabinetry for more storage and also offers the multifunction of a half bath. This side of the home is where you will find a newly renovated In-Law Suite with a beautiful sitting room showing off beautiful mahogany ceilings and built in shelves, of course a private bath and spacious bedroom and just as is indicative of the rest of the home this suite has beautiful large windows so you get loads of sunlight, step out of the private access to the fenced back yard or you also have direct access through the garage. Head all the way to the other side of the home and you will find three very large bedrooms a large hall bathroom and the Primary Suite is a MUST SEE! Offering again BRIGHT sunlight from the large sliding WALL which takes you right out to the beautiful step-up deck where you can enjoy your morning coffee and an evening glass of wine, additionally you will just love the walk-in closet and the stunning private bathroom with double sinks, sunken tub and walk in shower, again A MUST SEE! All the bright indoor space is not where the splendor ends, step out to the lovely and privacy fenced back yard via several outdoor access points and you will find...An above ground pool, a hot tub, several decks some offering some shade and some in bright sun! The decks and pool do not take up all the space so you will also find a small garden shed to keep the tools for what you will agree is a great use of one side of the yard now fenced off with raised garden beds, and with all this you still have plenty of space for kids to play and for family and friends to enjoy outdoor games. Storage is never a problem in this home as there is an attic accessed from the garage and plenty of storage shelves to keep your stored items neatly organized in the attached garage. Make your appointment to tour this home asap.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
----------	-----------------	---------------	------------

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
 Ocean City, NJ 08226  
 1-877-237-4371 / 609-399-0076

info@bergerrealty.com



Vinyl	Patio Deck Porch Fenced Yard Storage Building Whirlpool/Spa Above Ground Pool	Garage 2 Car Attached Black Top Driveway See Remarks	Living Room Dining Room Kitchen Den/TV Room Pantry Laundry/Utility Room Florida Room Storage Attic See Remarks 1st Floor Primary Bedroom In-Law Quarters
Interior Features Fireplace- Gas Greenhouse Wood Flooring Smoke/Fire Alarm Walk in Closet Cedar Closet Tile Flooring	Appliances Included Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Electric Stainless steel appliance	Also Included Partial Furniture See Remarks	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition	Hot Water Gas- Natural	Water Well
Sewer Septic			



Ask for George Cash  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: gbc@bergerrealty.com

