

**617 Shunpike
Erma, NJ 08204**

Asking \$799,999.00



COMMENTS

Do you need extra space for an In-law suite? This home offers an ideal space to create an in-law suite, featuring a foyer that connects two separate living areas. It already has two separate heating and air conditioning systems. With some creativity, this home can become a perfect place for the entire extended family to enjoy together. Exceptional-Sprawling Ranch on Large Wooded Lot with Professional Landscaping! This extraordinary property, situated on a generous wooded lot, offers nearly 3000 sq ft of meticulously maintained living space. Essential to view in person to truly appreciate its charm and elegance. This home boasts several delightful upgrades and unique features: Interior Highlights: Expansive Ranch-style living: Almost 3000 sq ft of thoughtfully designed interiors, and custom lighting providing ample room for relaxation and entertainment. Luxurious Master Suite: A serene retreat featuring tray ceilings, dual walk-in closets, spa-like bathroom with a soaking-jetted tub, walk in shower, and elegant finishes. Heated Floors: Enjoy heated floors in the bathrooms and kitchen, ensuring added comfort year-round. Spacious Living Area: The large living space features cathedral ceilings, a dining area, and attached kitchen which boasts Corian counters, a peninsula, and solid hardwood cabinetry. Enormous Bonus Space: This versatile room offers wall-to-wall carpet, an attached half bath, and a large closet. This area could easily be converted into an in-law suite with two entrances and separate heat already in place. Auxiliary Kitchen Breezeway: This unique space connects all the main living areas and the back deck with a screened-in entertaining area, featuring a TV mount and gas hook-up for an outdoor fireplace. The breezeway includes a coffee bar, wine/beverage cooler, beverage sink with attached SIDEBAR electric liquor dispenser, full-size pantry, additional closet space with a full refrigerator, wine glass storage, and additional cabinetry. This versatile space is perfect for servicing outdoor spaces and can act as an extended pantry for the main kitchen. Or it can be converted into the main entry to the home, serving as a foyer to connect the main house and an in-law suite, or it could be easily turned into an efficiency kitchen for the in-law living. The possibilities are endless, limited only by your creativity.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck	ParkingGarage Garage	OtherRooms Living Room
	Screened Porch	Parking Pad	Dining Room
	Storage Building	3 Car	Kitchen
	Sprinkler System	Detached	Den/TV Room
	Security Camera	Auto Door Opener	Recreation/Family
		Black Top Driveway	Eat-In-Kitchen
			Pantry

Berger Realty

Since 1928



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



Laundry/Utility Room
Workshop
Great Room
Storage Attic
1st Floor Primary
Bedroom
Laundry Closet

InteriorFeatures
Bar
Cathedral Ceilings
Fireplace- Gas
Security System
Smoke/Fire Alarm
Storage
Walk in Closet
Wall to Wall Carpet
Whirlpool
Marble Flooring
Tile Flooring
Beverage Refrigerator

AppliancesIncluded
Range
Oven
Self-Clean Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Smoke/Fire Detector
Stove Natural Gas
Wine Cooler
Stainless steel
appliance

AlsoIncluded
Drapes
Curtains
Shades
Blinds
Rugs
Partial Furniture
Window Treatments

Basement
Partial
Inside Entrance
Masonry Floors/Wall

Heating
Gas Natural
Forced Air
Hot Water
Multi-Zoned

Cooling
Attic Fan
Central Air Condition
Ceiling Fan
Gas
Multi Zoned

HotWater
Gas- Natural

Water
Well

Sewer
Septic



Ask for Ludwik Samselski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: ls@bergerrealty.com

