| Berger   | Realty   |  | Ocean 17<br>1670 Boardwalk<br>Ocean City, NJ 08226<br>609-391-0500<br><u>oc17@BergerRealty.com</u> | REALTOR  |  |
|--|--|--|--|--|--|
| 959 Carol, Erma, NJ, 08204                     |  |  | Price \$419,900.00   |  |  |
|  |  | P<br>Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes |  | 6<br>3<br>1<br>0<br>1972<br>5 ingle Family<br>473<br>250898<br>3315.00 |  |
|  | COI  | MMENTS   |  |  |  |
| on a spacious 100x1<br>fireplace, as well as a | room, 1-bath home in tl<br>00 lot. Inside, you\'ll fir<br>a den for extra living sp<br>5. Recent updates inclu | nd a cozy formal liv<br>bace. The eat-in kit   | ving room with a wo<br>chen offers a warm,   | od-burning<br>welcoming  |  |
|  | PROPER   | TY FEATURES  |  |  |  |
| OutsideFeatures<br>Fenced Yard                 | ParkingGarage<br>Garage<br>Black Top Driveway  | OtherRooms<br>Living Room<br>Den/TV Room<br>Eat-In-Kitchen   | Heating<br>Gas Natural   |  |  |
| Cooling<br>Central Air Condition               | HotWater<br>Electric<br>Solar  | Water<br>Well  | Sewer<br>City  |  |  |
|  | cc   | NTACT  |  |  |  |
|  | for Colin Halliday<br>ger Realty Inc   |  | Scan to see Pro  | operty page.   |  |





## COMMENTS

arming 3-bedroom, 1-bath home in the desirable Erma Section of Lower Township sits acious 100x100 lot. Inside, you\'ll find a cozy formal living room with a wood-burning e, as well as a den for extra living space. The eat-in kitchen offers a warm, welcoming r family meals. Recent updates include a renovated bathroom, an updated rear porch,

| PROPERTY FEATURES                           |   |  |                            |  |  |  |
|---|---|--|----------------------------|--|--|--|
| OutsideFeatures<br>Fenced Yard              | ParkingGarage<br>Garage<br>Black Top Driveway | OtherRooms<br>Living Room<br>Den/TV Room<br>Eat-In-Kitchen | Heating<br>Gas Natural     |  |  |  |
| Cooling<br>Central Air Condition            | HotWater<br>Electric<br>Solar                 | Water<br>Well  | Sewer<br>City              |  |  |  |
| CONTACT                                     |   |  |                            |  |  |  |
| Ask for Colin Halliday<br>Berger Realty Inc |   |  | Scan to see Property page. |  |  |  |



1670 Boardwalk, Ocean City Call: 609-335-6702 Email to: ceh@bergerrealty.com



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