

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
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**1511 Velvento**  
**Cape May, NJ 08204**

**Asking \$1,575,000.00**



Lot	Area	Frontage	Depth	Notes
LOT 1	10,830 S.F.	40.00'	270.75'	
LOT 2	10,498 S.F.	40.00'	262.45'	
LOT 3	10,566 S.F.	40.00'	264.15'	
LOT 4	10,376 S.F.	40.00'	259.40'	
LOT 5	10,917 S.F.	40.00'	272.93'	
LOT 6	10,566 S.F.	40.00'	264.15'	
LOT 7	10,282 S.F.	40.00'	257.05'	
LOT 8	9,418 S.F.	40.00'	235.45'	
LOT 9	9,402 S.F.	40.00'	235.10'	
LOT 10	9,378 S.F.	40.00'	234.45'	
LOT 11	9,429 S.F.	40.00'	235.73'	
LOT 12	9,377 S.F.	40.00'	234.43'	
LOT 13	9,385 S.F.	40.00'	235.38'	
LOT 14	9,716 S.F.	40.00'	242.90'	
LOT 15	10,087 S.F.	40.00'	252.18'	

ZONING INFORMATION - R1 LOW DENSITY RESIDENTIAL DISTRICT



**COMMENTS**

You can be part of Cape May's newest subdivision in the prestigious \"Poverty Beach\" section of Cape May. This lot exceeds the minimum lot size requirement in both lot frontage and lot area. Lot elevation meets City standards for FEMA compliance. City Water, City Sewer, Electric, Cable and Gas are all available to the lot. Minimum house size requirements and controlled design standards have been established.

**PROPERTY DETAILS**



Ask for Norman Hartzel  
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 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to:

