



**1013 Stockton
Cape May, NJ 08204**

Asking \$2,995,000.00



COMMENTS

Introducing a spectacular Cape May gem nestled just one block away from the pristine Queen Street Beach, this three-story coastal retreat on Stockton Avenue is the epitome of grandeur and flexibility. Boasting a total of 8 bedrooms, 3.5 baths, and a convenient one-car detached garage, this historic beauty, built in 1905, beckons with its timeless charm and impressive features. This property is currently operated as a duplex. As you approach, you'll be captivated by the allure of the expansive wrap-around porch, a perfect spot to enjoy the sea breeze or watch the world go by. Stepping inside, the first floor welcomes you with a stately living room featuring a cozy fireplace, an inviting dining room with ample space to comfortably seat 12, and a charming kitchen that's ideal for whipping up coastal-inspired meals. Additionally, the first floor offers a full bath, a bedroom, and a convenient half bath with an exterior entrance, making it an ideal space for accommodating guests or family members. The second floor unfolds with five additional well-appointed bedrooms, creating a haven for rest and relaxation after a day spent at the beach. A full bath on this floor ensures convenience and comfort for everyone. For even more versatility, the third floor is set up as a self-contained apartment, featuring a fully-equipped kitchen, a cozy living room, two bedrooms, and a full bath. This unique layout allows for independent living arrangements, making it perfect for multi-generational families or those seeking a rental income opportunity. This remarkable property boasts a lucrative rental history, presenting an irresistible investment prospect. You have the flexibility to either rent one unit and relish the other for personal use or capitalize on the full-house rental potential. Furthermore, this property is a candidate for conversion into a single-family residence, subject to buyer obtaining necessary approvals. Outside, a lush and inviting backyard offers the perfect setting for barbecues or post-beach relaxation. The driveway is thoughtfully designed for other uses, with the garage serving as a secure space for bikes and more. Situated in the highly desirable Stockton Avenue neighborhood, this extraordinary property is only a short stroll away from Cape May's charming downtown area, ensuring that you're never far from the town's vibrant culture and culinary delights. And with the beach just a block away, you'll have quick and easy access to the sun, sand, and surf that Cape May is famous for.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	Garage	Living Room	Partial Furniture
Porch	1 Car	Dining Room	
Cable TV	Detached	Den/TV Room	
Sidewalks	Concrete Driveway	Eat In Kitchen	
Outside Shower		Laundry/Utility Room	

Berger Realty

• Since 1928 •



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



Basement
Full
Outside Entrance
Inside Entrance

Heating
Gas Natural
Electric
Baseboard
Forced Air
Multi-Zoned

Cooling
Central Air
Other

HotWater
Gas

Water
City

Sewer
City



Ask for Joyce McMahon
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jmm@bergerrealty.com

