



**40 Harbor  
Cape May, NJ 08204**

**Asking \$2,195,000.00**



## COMMENTS

Home delivery will be for late Fall 2024. Permits are approved and ready to start building. Cape May Cove is a brand-new development of single-family homes neighboring Harbor Cove and truly a unique opportunity to be part of one of the last new construction developments in Historic Cape May. Homes on Harbor Cove offer water views of Cape May Harbor with a large section of undisturbed wetlands in the rear of the development. This highly desirable location is a short distance from Cape May Harbor, the Fisherman's Memorial, Cape May Coast Guard Training Center, and Beach. These last three available lots on Harbor Cove are part of the Cape May Harbor Village and Yacht Club. Cape May Harbor Village offers a two-acre park, tennis court, and a marina where each lot will have a choice in a deeded 35-foot boat slip right around the corner from their home.

## PROPERTY DETAILS

Exterior	Outside Features	Parking	Garage	Other Rooms
Shingle	Deck	Garage		Living Room
Other	Screened Porch	2 Car		Kitchen
	Fenced Yard	Auto Door Opener		Den/TV Room
	Cable TV	4 car parking		Dining Area
	Sidewalks			Laundry/Utility Room
	Sprinkler System			Storage Attic
	Appliances Included	Basement		Heating
	Ask for James Monteleone	One		Gas Natural
	Berger Realty Inc			Forced Air
	109 E 55th St., Ocean City			
	Call: 609-399-4211			
	Email to: jfm@bergerrealty.com			
	Dishwasher			
	Disposal			
	Smoke/Fire Detector			
	Stove Natural Gas			
Cooling	Hot Water	Water		Sewer
Central Air Condition	Gas- Natural	City		City
Multi Zoned				

