



808 Dale  
Cape May, NJ 08204

Asking \$999,999.00



#### COMMENTS

PRICED TO SELL!!!!!!! Fantastic asking price this will not last a must see and great buy. Character and Charm throughout this generationally-owned family home. Sunlit rooms Three Stories of finished space yet also offers Large Oversized 2 rooms with an Unfinished stand-up walk-up attic. This home currently offers 4 bedrooms, and 3 full baths with a full Bathrooms on each of the three levels for your guests' convenience. A Victorian home with an open-concept living room and dining room area. The First Floor offers a small bedroom and is currently being used as a small office space with an on-suite full bathroom, and laundry room, within the privacy of the French doors. Interior access to the Basement off the kitchen on the 2nd floor level. The 2nd floor offers a Primary Bedroom featuring an on-suite Jack and Jill bath with shared access from the hall, and closet space throughout the Primary Bedroom which is rare in a 1900s Victorian home. 2nd floor has two more bedrooms for all of your guests to enjoy. Don't MISS the walk-up attic off the middle bedroom on the 2nd floor ample space for expansion it is a must-see. There is still more space with interior or exterior access to the finished basement. This oversized basement mancave/game room will bring hours of joy, movie nights, and tons of fun a great space for the kids to share while making memories on vacation. The hot water baseboard newer gas heating unit and on-demand hot water heater are located in this area as well as a large separate storage room. The Mancave/Game room offers a full bathroom, along with a great tiny kitchenette area where you can pop popcorn on movie night. An exterior entrance to the basement makes this easily accessible from inside or outside the home. The exterior of the home offers a wonderful front porch to enjoy your quiet cocktail hour or better yet come home from the beach and continue to read your book all while rocking away the rest of your amazing Cape May Day. The rear yard offers a private backyard with a massive oversized outside shower so when everyone comes back from the beach all the sand from your fun-filled day can be washed away. This home has had a great deal of work throughout the years however due to the age of the home it is being sold completely in its \"AS IS\" condition and is subject to the year-round homeowners finding suitable replacement housing. Provisions within the contract will be needed for the owner to relocate promptly. The home could be sold furnished less personals in a separate bill of sale depending on the sale price. The furnishings are at an additional price with a separate bill of sale, an inventory list is provided in Associated Documents and furnishings are subject to a mutually agreed upon sale price/separate bill of sale.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Patio	3 Car	Living Room
Vinyl	Porch	Stone Driveway	Dining Room
Wood	Outside Shower		Kitchen

# Berger Realty

• Since 1928 •



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



InteriorFeatures  
Wood Flooring  
Tile Flooring  
Vinyl Flooring  
Fireplace - Electric

AppliancesIncluded  
Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector

Basement  
Full  
Finished  
Outside Entrance  
Inside Entrance  
Plumbing  
Heated

Den/TV Room  
Laundry/Utility Room  
Storage Attic

Heating  
Gas Natural  
Electric  
Radiator

Cooling  
Window  
Conditioning  
None

HotWater  
Air Electric

Water  
City

Sewer  
City



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [srs@bergerrealty.com](mailto:srs@bergerrealty.com)

