

**44 Dory**  
**Cape May Court House, NJ 08210**

**Asking \$649,900.00**



#### COMMENTS

GORGEOUS 4 bedroom.2 bath 3,195 sq ft LUXURY HOME WITH ALL THE BELLS AND WHISTLES! This One-of-a-kind, three-floor home in Cape May Court House, is four miles from Stone Harbor Beaches. Impeccably maintained, all you need to do is pack your toothbrush and move in! There can be up to 5 here. You must see it to appreciate the size of the home! Inviting with curb appeal, it is STRIKING with a circular driveway, the grounds are landscaped to perfection and stately with LIMESTONE PORCH with COLUMNS. Enjoy sitting on this beautiful porch and admiring this peaceful neighborhood. ENTERTAINING IS A DREAM IN THIS HOME! Beginning in the Kitchen, which offers TOP OF THE LINE APPLIANCES, you'll love cooking dinner at the GRANITE counter island, which has seating for SIX! There's a WOLF GAS STOVE WITH A GRILL in the center and a 2nd sink with an INSTA HOT water spigot. There's plenty of beautiful cherry cabinetry with all matching panels for the appliances which include a large Sub Zero Refrigerator, 2 built-in WOLF ovens, 2 SUB ZERO DRAWER FREEZERS, an ASKO dishwasher, and also a bar refrigerator. The kitchen overlooks an adjoining dining area; both have brilliant Brazilian Teak flooring and TONS OF RECESSED LIGHTING. The open concept opens to a very large great room with, neutral Berber Carpeting, a large stone gas fireplace (that keeps the whole downstairs warm,) with a wall-mounted TV and a Sonos Stereo Surround Sound system. (TV will stay with the home.) Off the great room is the sun porch also with Brazilian Teak flooring, where you can have coffee in the morning, and hors d'oeuvres in the evening. Sliding glass doors lead out to the Trex deck. Off the great room, the primary bedroom features a tray ceiling, huge window seat with storage and a beautiful view of the yard. There's a large spa-like bathroom with a tiled walk-in shower with 2 rain shower heads. The laundry closet is conveniently here, with a full size washer and dryer. There's a gigantic walk-in closet attached that also opens to the 2nd bedroom. The closet has a complete custom rack shelving on both sides. The second and third bedrooms are off the kitchen and have access to the hall bathroom. (Second bedroom is currently used as an office) Upstairs, the second floor boasts a huge bonus room with skylights and a new mini split heating/AC unit 2000 BTU. This room has so many possibilities, home gym, recreation room, playroom, you decide! Going up a few more steps is the vast open space which is an additional bedroom. This amazing bedroom has newly carpeted flooring, a large stone gas fireplace and newly installed mini split heating/AC unit 3000 BTU. There are 4 closets, one that is cedar lined. This room will let your imagination take over, it could be made into another suite. There is room to add another bathroom if you desire! Outside, there's a TREX DECK overlooking the beautiful backyard and comes with a dining set that sits 8 and a natural gas Weber grill. Both the dining set and grill are included with the home. The yard backs to the woods, where you can enjoy watching birds, bunnies and deer throughout the seasons. There's a 20 x 20 open front shed for your misc tools and toys, etc. In

# Berger Realty

Since 1928



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



In addition, there's an oversized two-car heated garage. Built to stand the test of time, the home has Anderson shatterproof windows throughout, 50-year roof shingles, hot water tankless water heater, underground wiring, sprinkler system working off a well, there is high-hat lighting throughout the home, all on dimmers, security system, and a WHOLE HOME GENERATOR. Energy efficient with hot water baseboard heat and Central AC on the lower level and Mini splits on the upper level keep you in control of each level independently. This is a great location, just minutes from the Garden State Parkway and multiple golf courses, and beaches. Imagine the fabulous lifestyle you could live in this amazing home! (An added bonus; No flood insurance is needed for this location!)

#### PROPERTY DETAILS

Unit Features	Parking Garage	Heating	Cooling
Hardwood Floors	Shared Driveway	Baseboard	Central Air
			Ceiling Fan
Hot Water	Water	Sewer	
Gas	Public	Public	



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

