

# Berger Realty

Since 1928

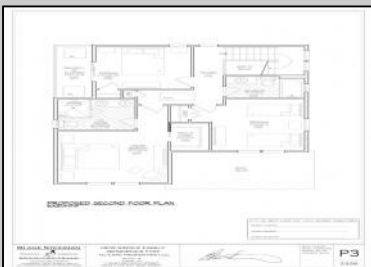
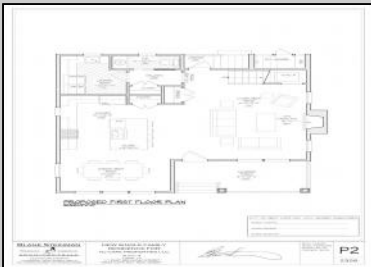
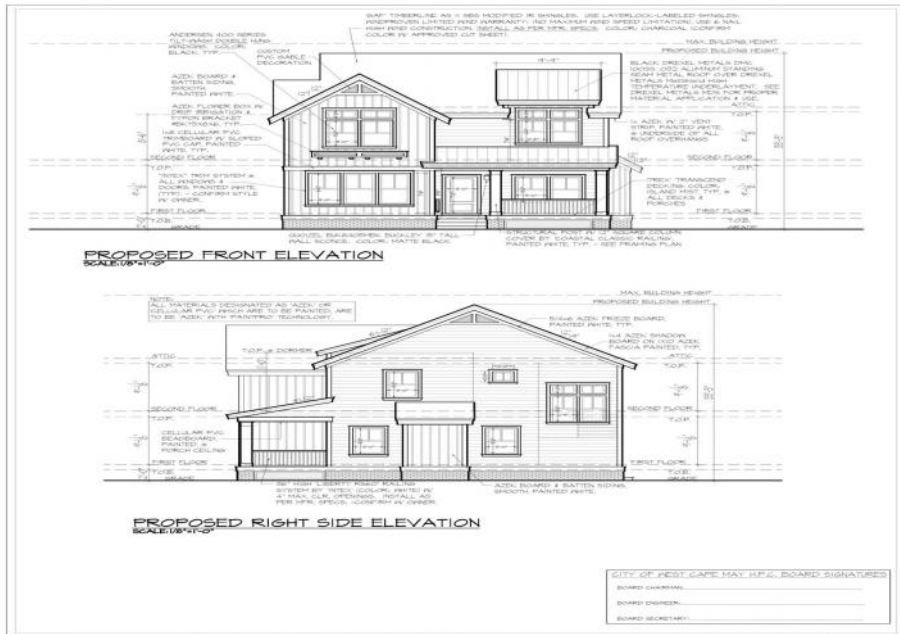
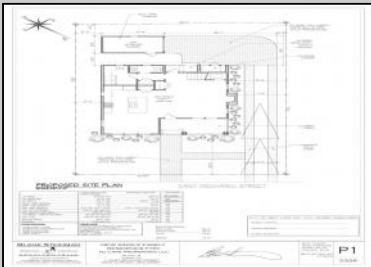


**Berger Realty, Inc.**  
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Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**11 Mechanic  
West Cape May, NJ 08204**

**Asking \$930,000.00**



**BLANE STEINMAN**  
ARCHITECT  
2000 ROUTE 9 NORTH  
OCEAN CITY, NJ 08226  
TEL: 609-424-2099 FAX: 609-424-2098

**NEW SINGLE FAMILY  
RESIDENCE FOR:  
NJ CAPE PROPERTIES LLC.**  
BLANE B  
2000 ROUTE 9 NORTH  
OCEAN CITY, NJ 08226  
11 EAST MECHANIC STREET  
WEST CAPE MAY, NEW JERSEY

**CITY OF WEST CAPE MAY N.J.C. BOARD SIGNATURES**  
BOARD CHAIRMAN: \_\_\_\_\_  
BOARD CHAIRMAN: \_\_\_\_\_  
BOARD SECRETARY: \_\_\_\_\_

**P4**  
2326

## COMMENTS

Create the home of your dreams in the historic town of West Cape May. Seller is providing all approvals and architectural drawings created by Blane Steinman. The proposed two-story home includes three bedroom and two and a half baths. First level boasts an open floor plan including the kitchen, living room and two dining areas. The second level hosts three bedrooms and two full baths, including the master suite. Highlight Include \* E.P. Henry Eco Cobble permeable paver walkway will lead you to the front covered porch as well as the back door, exterior shower and garage. \* Hardieplank lap siding by James Hardie \*Azek Board and Batten white siding \*Anderson 400 Series vinyl clad windows and sliding door Trex Transend decking \*Drexel seamless metal roof Please see associated documents for additional information. It will be the buyer's responsibility to have the existing structures removed. Buyer will be responsible for any changes to the approved plans and or permits.

## PROPERTY DETAILS

Heating	Cooling	HotWater	Water
Electric	Other Air Conditioning	Electric	City
Sewer			
City			



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