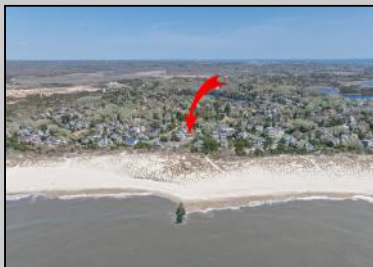


Berger Realty

Since 1928

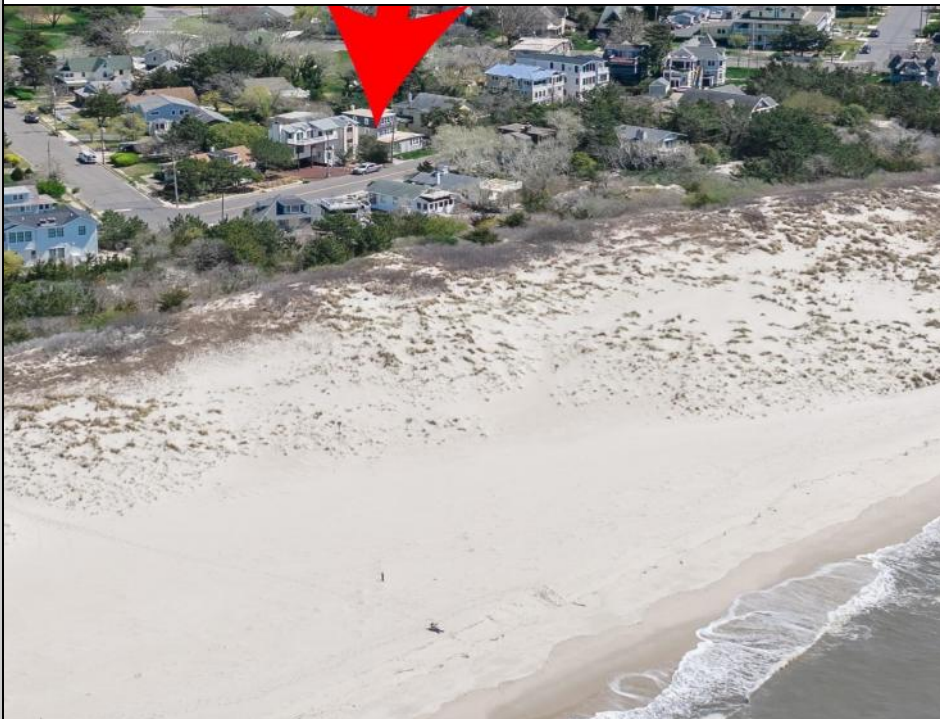


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



509 Pearl
Cape May Point, NJ 08212

Asking \$875,000.00



COMMENTS

Welcome to 509 B Pearl Avenue in Cape May Point. This historic 1876 residence, situated just across from the beach with incredible privacy on beach and beautiful private sunsets, has been divided into two condominiums. Access to the beach is provided via a natural path through the dunes, conveniently located across the street. Unit B occupies the second and third floors and boasts an open living room, kitchen, one queen-sized bedroom, bathroom, and laundry closet. The third floor hosts a spacious master bedroom with a half bathroom and scenic nature and water views. Outdoor amenities include a deck overlooking Pearl Avenue, an outdoor shower, and storage space. Explore the numerous attractions of Cape May Point, including the beach, lighthouse, nature trails, and more. Easy viewing available. Additional details can be found in the Associated Documents. Each unit in the front home incurs approximately \$5,170 in annual expenses, covering condo insurances (around \$1,105), (water and sewer \$950), flood insurance (\$1,615.50), and landscaping (approximately \$1500). Condo fee is yearly not monthly. Unit B share of the condo insurance reflects a split between all three condos (back cottage) and flood insurance is split only with unit downstairs as back cottage pays their own flood insurance. The water bill we split that quarterly with unit downstairs. All three units split the landscape costs. Easy to show call today.

PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
	Kitchen Island	No Driveway		Living Room	Oven
				Kitchen	Refrigerator
				Dining Area	Washer
				Laundry/Utility Room	Dryer
					Disposal
					Stove
					Refrigerator
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