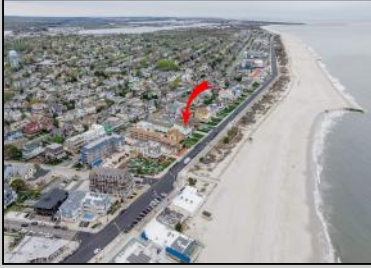


**819 Beach
Cape May, NJ 08204**

Asking \$515,000.00



COMMENTS

The Baronet, situated at Beachfront Cape May, stands opposite the beach, offering a central location within easy reach of restaurants and shops. Indulge in ultimate relaxation! This property boasts a prime position just across from the beach and a brief stroll away from a plethora of shopping and dining options. Step onto the fabulous common area wrap-around front porch to unwind while taking in views of Beach Avenue, The Promenade, and the ocean. Revel in the beachfront breezes and stunning ocean vistas. Additional shared amenities include a beachfront owner gathering room, coin-operated laundry facilities, an elevator, outdoor showers, and communal owners' storage space. This fully furnished one-bedroom, one-bathroom condominium features a living room, kitchen, dining area, and a full bath. With updated kitchen and bathroom fixtures, fresh paint, and abundant natural light, this unit exudes charm. Positioned just beyond the elevator in the newer building section, it offers convenience and comfort. The condo fee covers water, sewer, trash removal, exterior maintenance, and building insurance. An excellent investment opportunity, this condo boasts a stellar rental history and comes with summer leases in place for 2024. Sold fully furnished, excluding the seller's personal items. The monthly condo fee amounts to \$316, supplemented by a yearly capital improvement reserve fund of \$1402. Units in this building seldom come up for sale, so swift action is advised. The owner only chooses to rent from June 8th until September 14 and keeps the week of June 22 to June 29th open for them or you. Grossing approximately \$15,150 this season. Call today easy to show.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	1 Car Assigned Parking	Living Room Kitchen Dining Area Storage Space	Range Oven Microwave Oven Refrigerator Dishwasher Stainless Steel Appliance
AlsoIncluded	Heating	Cooling	HotWater
Curtains	Electric	Multi Zoned	Gas
Blinds	Multi-Zoned	Wall Air Conditioning	
Furniture	Space/Wall/Floor		
Water	Sewer		

Berger Realty

• Since 1928 •



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



City

City



Ask for John Greiner
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jag@bergerrealty.com

