



**312 Lake  
Cape May Point, NJ 08212**

**Asking \$2,495,000.00**



#### COMMENTS

THIS AWARD WINNING ARCHITECT'S MASTERPIECE IS FOR SALE FOR THE FIRST TIME! This is a rare opportunity to experience life in a perfectly planned, contemporary house that was constructed with the finest materials. This LEED Silver and Energy Star designed home has a green (vegetative) roof that makes Mother Nature proud. In addition to its energy efficiency, this unique property also received a Merit Design Award from the New Jersey Chapter of the American Institute of Architects. The First floor of this one-of-a-kind property has an open floor plan. The Kitchen is centrally located and has a desirable quartz countertop with bar seating. There is a natural wood beamed ceiling in the dining room which enhances the space while adding an upscale vibe. More custom elements enhance the Living Room which has an abundance of light, a gas fireplace and a great flow for entertaining. A tranquil screened-in porch flows seamlessly from the dining room adding a perfect space to unwind after a beautiful beach day with privacy and comfort. Completing the first floor is a bedroom, artistically tiled bathroom and laundry room. After ascending the exquisite contemporary staircase to the second floor you will find two more guest rooms, a primary bedroom and two bathrooms. The view of the Green Roof from the bedroom windows is awe inspiring. There is also a custom stair ladder to the Belvedere (tower room) which is a fun, Zen like space for kids of all ages. The exterior storage building is extremely functional and aesthetically pleasing. There is also a comfortable back yard patio which is perfect for grilling and chilling. Some additional items that enhance this property: Hurricane glazed windows, an outside shower, recent exterior painting, mature landscaping and many happy tenants. This house is steps to the ocean (2 blocks) and has gross rental income of over \$95,000! Schedule an appointment to feel the harmonious blend of style and functionality of this house, it must be seen to truly appreciate what was accomplished here.....

#### PROPERTY DETAILS

|                    |               |                |                  |
|--------------------|---------------|----------------|------------------|
| OutsideFeatures    | ParkingGarage | OtherRooms     | InteriorFeatures |
| Patio              | Parking Pad   | Living Room    | Fireplace- Gas   |
| Screened Porch     |               | Dining Room    | Wood Flooring    |
| Storage Building   |               | Kitchen        | Kitchen Island   |
| Cable TV           |               | Eat-In-Kitchen |                  |
| Outside Shower     |               | 1st Floor      | Primary          |
|                    |               | Bedroom        |                  |
| AppliancesIncluded | AlsoIncluded  | Basement       | Heating          |
| Range              | Blinds        | Crawl Space    | Gas Propane      |
| Oven               |               |                | Forced Air       |
| Microwave Oven     |               |                | Multi-Zoned      |

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jmk@bergerrealty.com](mailto:jmk@bergerrealty.com)

