



**1101 New York  
Cape May, NJ 08204**

**Asking \$2,990,000.00**



**COMMENTS**

Situated on one of the finest and most coveted tree-lined streets of Cape May, 1101 New York Avenue showcases a piece of history as one of the original "Sears Kit" cedar shake homes. Just two blocks to the beach with an ocean view from the second floor, this two-and-half story home is a gem with a brick based square plan and a hipped-roof on a spacious 80 x 125 corner lot. The recessed entrance welcomes you on the porch where you can sip your coffee with the warmth of the sunrise. The 5 BD 2.5 BA home is filled with classic charm from nine-foot ceilings downstairs to well-preserved original wood floors throughout along with pocket doors and elegant crown molding accents. The first floor includes a cozy parlor, a formal dining room, a spacious living room that was an addition with a gas fireplace with access to the upper deck, a full bathroom, as well as a bedroom with a half bathroom, and the kitchen. A highlight of the home is a beautiful addition built off the back in 1989 that invites abundant daylong natural light and overlooks a wooded private backyard with gardens and a delightful multi-level deck for gatherings. The second floor has 4 additional bedrooms and another full bathroom with a clawfoot tub. The third floor has an attic for storage. There is a two car attached garage with a sink, second laundry area and refrigerator. In the rear of the property there is a detached gambrel-roofed, wood shingled two story auxiliary building that was renovated in 2016. It faces Philadelphia Avenue and sits in a Cypress grove where a portion of the backyard is completely fenced in for your furry friends. The full basement includes laundry, another refrigerator and an additional bathroom with a 6-foot clawfoot tub plus an outside shower for rinsing off after a refreshing day at the beach. Make this your home address and experience the Cape May vibe in all seasons, whether it's a year-round home, a weekend getaway or an investment property, plenty of opportunity awaits in this home sweet home. It's a dream home come true. \*\*\* Highlights: 5 BD, 2.5 BA, two blocks to the beach, ocean view from the second floor, attic, full basement, outside shower, attached two car garage, detached auxiliary studio, 80 x 125 corner lot, minutes to downtown, new windows, Central AC, a five-year vacation rental history averaging \$70,000 for 12 weeks annually, three refrigerators, two sets of washer/dryers, featured in Cape May Magazine, contributing historic home.

**PROPERTY DETAILS**

|          |                  |                   |                |
|----------|------------------|-------------------|----------------|
| Exterior | OutsideFeatures  | ParkingGarage     | OtherRooms     |
| Concrete | Deck             | Garage            | Living Room    |
| Shingle  | Porch            | 2 Car             | Dining Room    |
| Wood     | Grill            | Attached          | Kitchen        |
|          | Fenced Yard      | Concrete Driveway | Den/TV Room    |
|          | Storage Building |                   | Eat-In-Kitchen |
|          | Sidewalks        |                   | Dining Area    |

# Berger Realty

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|                  |                       |                   |                               |
|------------------|-----------------------|-------------------|-------------------------------|
|                  | Outside Shower        |                   | Florida Room<br>Storage Attic |
| InteriorFeatures | AppliancesIncluded    | AlsoIncluded      | Basement                      |
| Fireplace- Gas   | Oven                  | Curtains          | Full                          |
| Wood Flooring    | Microwave Oven        | Partial Furniture | Outside Entrance              |
| Smoke/Fire Alarm | Refrigerator          |                   | Inside Entrance               |
| Tile Flooring    | Washer                |                   |                               |
|                  | Dryer                 |                   |                               |
|                  | Dishwasher            |                   |                               |
|                  | Disposal              |                   |                               |
|                  | Smoke/Fire Detector   |                   |                               |
|                  | Stove Electric        |                   |                               |
| Heating          | Cooling               | HotWater          | Water                         |
| Baseboard        | Central Air Condition | Gas- Natural      | City                          |
| Hot Water        | Ceiling Fan           |                   |                               |
| Multi-Zoned      |                       |                   |                               |
| Sewer            |                       |                   |                               |
| City             |                       |                   |                               |



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