



24 Ocean  
Cape May, NJ 08204

Asking \$4,425,000.00



#### COMMENTS

This remarkable home has embraced many roles throughout its storied past—from a private residence and beach getaway to a charming bed and breakfast and, most recently, a highly successful vacation rental for large families. Now, it stands ready for its next chapter. Perhaps, like so many before you, you'll step inside and instantly know—it's the one. Thoughtfully designed by its original builders, this home was crafted with vision and purpose, offering the space and structure to accommodate nearly any lifestyle. Inside, you'll find expansive living areas and generously sized bedrooms, each with its own ensuite or private bath—providing both comfort and privacy. The Breakers delights at every turn, from the breathtaking ocean views and sunsets to the inviting wraparound porch and sun decks—perfect for morning coffee or evening cocktails. A rare bonus in Cape May: off-street parking for up to 8 vehicles makes hosting a breeze. Currently configured as an 8-bedroom, 9-bathroom residence just half a block from the beach, The Breakers has been a cherished full-home rental for over 14 years, with peak weekly rental income reaching \$15,000. Recent upgrades include: Owner just completing a brand new roof and upper deck which will be an amazing asset for the new owner!\* New leather sleeper sofas in the living room, Google Nest smart thermostat, smart locks on both front and back doors, whole-home Wi-Fi mesh system with three hubs for strong, consistent connectivity. The home is offered mostly furnished, allowing for a smooth and turnkey transition. Whether you choose to continue its legacy as a high-demand rental, create a personal retreat for your growing family, or reimagine it to reflect your unique vision—be it timeless Victorian elegance or relaxed coastal vibes—the possibilities are endless. Ideally located just steps from Cape May's pristine beach, the Washington Street Mall, boutique shopping, restaurants, and cafes, this exceptional property offers both convenience and charm. Beautifully maintained and brimming with potential, The Breakers is more than a home—it's a rare opportunity waiting for YOU!

#### PROPERTY DETAILS

| Exterior | OutsideFeatures  | ParkingGarage  | OtherRooms        |
|----------|------------------|----------------|-------------------|
| Wood     | Patio            | Stone Driveway | Living Room       |
|          | Deck             | See Remarks    | Dining Room       |
|          | Enclosed/Covered |                | Kitchen           |
|          | Patio            |                | Den/TV Room       |
|          | Porch            |                | Eat-In-Kitchen    |
|          | Grill            |                | Pantry            |
|          | Cable TV         |                | 1st Floor Primary |
|          | Sidewalks        |                | Bedroom           |
|          | Outside Shower   |                | Laundry Closet    |
|          | Sprinkler System |                |                   |

# Berger Realty

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## Security Camera

Interior Features  
Wood Flooring  
Smoke/Fire Alarm  
Storage  
Wall to Wall Carpet  
Tile Flooring

Appliances Included  
Range  
Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Natural Gas  
Wine Cooler  
Stainless steel  
appliance

Also Included  
Rugs  
Furniture  
See Remarks  
Window Treatments

Basement  
Full  
Outside Entrance  
Inside Entrance

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

Hot Water  
Gas- Natural

Water  
City

Sewer  
City



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