



Detached in-law suite



**103 Bate**  
**Lower Township, NJ 08204**

**Asking \$585,000.00**



Detached 1 BR/1BA Cottage



**COMMENTS**

Discover a unique opportunity with 4 BR / 2.5 BA home with a DETACHED 1 BR/1 BA in law suite located in Lower Township. You enter the main house in a formal living room that leads into a dining room and eat-in kitchen. Following the kitchen to the rear of the home you find a utility room with a half bath, and a large family room with a wood fireplace (Fireplace has been covered and has not been in use). Upstairs, you'll find 4 bedrooms, including a primary suite with an ensuite bathroom and walk-in closet, as well as a full bathroom with a convenient laundry area. This home has seen significant updates, including two new central air units, a new boiler, a new electrical panel, a new hot water heater, and a new water pump for the well system. Currently serviced by a newer septic system, the property also has a hookup available for city sewer, providing flexibility for future needs. The detached in-law suite offers a recently updated kitchen, a living room, and its own washer/dryer and heating/cooling system. Perfect for guests or extended family, this space offers privacy with its own driveway. Situated on a 140x136 lot, the property enjoys a stunning backdrop with views of Hawk Haven Winery. Conveniently located near Rio Grande shopping centers, the Wildwoods, and Cape May.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Enclosed/Covered	Stone Driveway	Living Room
Brick	Patio		Dining Room
	Porch		Kitchen
	Storage Building		Recreation/Family
			Breakfast Nook
			Laundry/Utility Room
			Storage Attic
			In-Law Quarters
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Curtains	Partial
Smoke/Fire Alarm	Refrigerator	Blinds	
Walk in Closet	Washer	Rugs	
Vinyl Flooring	Dryer	Furniture	
	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
Heating	Cooling	HotWater	Water

# Berger Realty

• Since 1928 •



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



Gas Natural  
Baseboard

Central Air Condition  
Ceiling Fan

Gas- Natural

Well

Sewer  
Septic



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [kas@bergerrealty.com](mailto:kas@bergerrealty.com)

