



**6 Rabbit  
North Cape May, NJ 08204**

**Asking \$727,300.00**



**COMMENTS**

Welcome to 6 Rabbit Run – Your Dream Home Near Cape May and The Wildwoods Nestled in a peaceful, secluded neighborhood, this beautifully updated 4-bedroom, 3.5-bathroom home offers 3,456 square feet of spacious living. Located just minutes from Cape May, North Cape May, and the Wildwoods, this home combines convenience with tranquility. Situated on a 1.28-acre lot, it backs up to a serene 7-acre HOA-owned wooded lot, ensuring privacy and natural beauty. HOA 125\$ Annual As you enter, you're greeted by a bright, airy atmosphere, with an abundance of windows and a vaulted ceiling in the living room. A cozy gas fireplace adds charm and warmth, creating the perfect space for relaxation or entertaining. The living room flows seamlessly into the updated kitchen, which is well-appointed with a center island, ample counter space, and an adjacent dining area. The sliding doors lead out to the back deck, offering a fantastic space for outdoor living. On the first floor, you'll find two spacious bedrooms. One is currently being used as a home gym and office, benefiting from great natural light and access to a shared bathroom. The second bedroom is a private retreat, with its own ensuite bath, providing comfort and convenience. The attached 1.5-car garage is easily accessible from the kitchen and laundry area, making grocery runs a breeze. Upstairs, a charming loft area provides extra space for a library, reading nook, or cozy seating area. The luxurious primary suite features a wood-burning fireplace and an ensuite bathroom, providing a peaceful escape. The private sunroom, overlooking the back yard, adds a touch of serenity and is the perfect spot for morning coffee or evening relaxation. The fourth bedroom, located on the opposite side of the house, also offers an ensuite bath and additional storage space. The fenced backyard is ideal for outdoor entertaining, featuring a partially covered deck for year-round enjoyment. The home is located in a small HOA community, and the seller is offering the passing Lower Township Fire Inspection Certificate for your peace of mind. We kindly request 24-hour notice for showings, and please note that any finishing touches are the responsibility of the buyer. Don't miss out on this rare opportunity to own a spacious home in a desirable location with nature right in your backyard. Schedule your showing today! Possible assumable 2.5% VA loan buyer must qualify

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Deck	Garage	Living Room
Vinyl	Sprinkler System	1.5 Car	Dining Room
		Attached	Kitchen
		Auto Door Opener	Den/TV Room
		Black Top Driveway	Eat-In-Kitchen
			Breakfast Nook
			Dining Area

# Berger Realty

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Interior Features  
 Cathedral Ceilings  
 Fireplace- Gas  
 Wood Flooring  
 Loft  
 Skylight  
 Smoke/Fire Alarm  
 Storage  
 Walk in Closet  
 Wall to Wall Carpet  
 Fireplace- Wood  
 Laminate Flooring  
 Tile Flooring  
 Vinyl Flooring  
 Kitchen Island

Heating  
 Gas Natural  
 Electric  
 Forced Air  
 Multi-Zoned

Sewer  
 Septic

Appliances Included  
 Range  
 Oven  
 Refrigerator  
 Washer  
 Dryer  
 Dishwasher  
 Smoke/Fire Detector  
 Stove Electric

Cooling  
 Central Air Condition  
 Multi Zoned

Also Included  
 Drapes  
 Curtains  
 Shades  
 Fireplace Equipment

Hot Water  
 Gas- Natural

Pantry  
 Laundry/Utility Room  
 Loft  
 Florida Room  
 Great Room  
 Storage Attic  
 1st Floor Primary  
 Bedroom

Basement  
 Crawl Space

Water  
 City



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