



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

Asking \$729,000.00



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, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



		Pantry Laundry/Utility Room Loft Florida Room Great Room Storage Attic 1st Floor Primary Bedroom	
Interior Features	Appliances Included	Also Included	Basement
Cathedral Ceilings	Range	Drapes	Crawl Space
Fireplace- Gas	Oven	Curtains	
Wood Flooring	Refrigerator	Shades	
Loft	Washer	Fireplace Equipment	
Skylight	Dryer		
Smoke/Fire Alarm	Dishwasher		
Storage	Smoke/Fire Detector		
Walk in Closet	Stove Electric		
Wall to Wall Carpet			
Fireplace- Wood			
Laminate Flooring			
Tile Flooring			
Vinyl Flooring			
Kitchen Island			
		Hot Water	Water
Heating	Cooling	Gas- Natural	City
Gas Natural	Central Air Condition		
Electric	Multi Zoned		
Forced Air			
Multi-Zoned			
Sewer			
Septic			



Ask for Marianne Johnsen
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: maj@bergerrealty.com

