



**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, 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
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

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

Also Included
Drapes
Curtains
Shades
Fireplace Equipment

Basement
Crawl Space

Heating
Gas Natural
Electric
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

Hot Water
Gas- Natural

Water
City

Sewer
Septic



Ask for Tom Melchionni
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tom@bergerrealty.com

