

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



477 Route 47  
Cape May Court House, NJ 08210

Asking \$450,000.00



## COMMENTS

Discover your perfect retreat in this delightful Cape-Cod home nestled against a serene tree farm. Enjoy the tranquility of nature right in your backyard. The property boasts a large outdoor workshop and garages, adding significant value and versatility to your lifestyle. The spacious workshop provides an ideal space for hobbies, DIY projects or even home-based business ventures, while the garages offer ample storage for vehicles, outdoor equipment, or recreational toys offering the freedom to pursue your passions. Currently a 1-bedroom home, with an unfinished 2nd floor with incredible potential. Imagine the possibilities as you transform the expansive 2nd floor into additional bedrooms and 2nd full bath, tailored to your needs. The main level offers an open floor plan where the living room, dining area and kitchen all flow seamlessly, a full bath, laundry/mud room and a large primary bedroom with walk-in closet. The large, light-filled kitchen features all new stainless-steel appliances and plenty of cabinetry. New LVP flooring flows through the first floor, with carpet in the bedroom. Two hall closets provide good storage space. A Navien Combi Tankless System provides efficient heat & hot water. The large rear composite deck and spacious back yard are ideal for relaxing and entertaining with friends and family. A new septic system was installed April 2025.

## PROPERTY DETAILS

Heating	Cooling	HotWater	Water
Gas Propane	Ceiling Fan	On Demand	Well
	Window	Air Propane	
	Conditioning		



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

