



**601 Seagrove
Cape May Point, NJ 08212**

Asking \$1,970,000.00



COMMENTS

Welcome to 601 Seagrove Ave, Cape May Point, a charming home built in 1955 and cherished by the same family since 1992. This delightful property seamlessly blends vintage charm with modern upgrades throughout, including updated plumbing and electrical systems, a recent HVAC system, a cozy natural gas fireplace and additionally, there is a convenient hot/cold outdoor shower . The roof, replaced in 2019, features ridge and eave vents for optimal ventilation. A full 2-car garage provides ample space for vehicles and storage, enhancing the property's functionality. The rear garden beds benefit from an efficient irrigation system, perfect for gardening enthusiasts. This Cape May Point lot measures approx. 104 x 105 feet, totaling 10,920 square feet, and offers potential for subdivision into two buildable lots, with options for fronting on Lighthouse Avenue or Seagrove Avenue. A Lower Township lot measuring 121 x 101 feet is also included, while not currently buildable due to septic requirements may be explored with Lower Township as accessory use and joined with the Cape May Point lot, while maintaining separate tax records for each municipality. The property also boasts picturesque views with conserved land across the street, enhancing its serene and scenic appeal. This home boasts a successful rental history, making it an excellent investment opportunity. Adding to its unique charm, the renowned artist Norman Rockwell vacationed here in 1962 while visiting a friend in Cape May. This unique property presents a wonderful opportunity to own a home that combines historical charm with contemporary conveniences or development potential. Schedule a viewing today to explore all that this home has to offer!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Patio	Garage	Living Room
	Deck	2 Car	Kitchen
	Cable TV	Attached	Dining Area
	Outside Shower	Gravel Driveway	1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Oven	Shades	Crawl Space
Wood Flooring	Microwave Oven	Partial Furniture	
Smoke/Fire Alarm	Refrigerator		
	Washer		
	Dryer		
	Dishwasher		
	Smoke/Fire Detector		

Berger Realty

• Since 1928 •



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



Stove Electric

Heating
Gas Natural
Forced Air

Cooling
Central Air Condition

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for James Gray Haenn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jgh@bergerrealty.com

