



**3005 Shore**  
**Cape May Beach, NJ 08251**

**Asking \$2,075,000.00**



#### COMMENTS

Nestled in the dunes overlooking the Delaware Bay in Cape May Beach with a new sunset drawn out every night. This isn't just any beach property—this is one of the few remaining homes with untouched, naturally protected dunes on the bay side of New Jersey preserving the raw, unspoiled coastal experience—which adds long-term prestige and aesthetic value. This 3 level home offers views from all rooms after it was expanded and modernized inside and out in 2011. The first floor features an open tiled foyer with storage and an oversized garage with a finished epoxy floor. The second floor has a wet bar and entertaining area, 3 bedrooms with access to a screened porch overlooking the bay. The top floor is breathtaking as you enter and see water as far as the eye can see. The top level has vaulted ceilings, and a window lined great room and primary suite that connect to a spacious deck. The calm and joy you have every time you see the water is priceless. Coastal Living begins here with dolphins, eagles and sunsets all in your back yard. Modern open kitchen with LG Signature appliances, granite counters, 2 sinks, wine cooler. Living area with gas fireplace. 2 zone gas heat/ and air with additional split in primary and radiant floor in foyer. 2 washers and dryers. Pumpkin pine wood flooring. Bulkhead across the front of the property. Property is monitored by a security system so all appointments must be scheduled. Seller selling furniture with a separate Bill of Sale \$100,000. Open houses are scheduled Saturday 12th and 19th 10:30 to 1:30.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Garage	Living Room	Bar
Enclosed/Covered	1.5 Car	Kitchen	Fireplace- Gas
Patio	Attached	Dining Area	Wood Flooring
Screened Porch	Stone Driveway	See Remarks	Security System
Bulkhead		Laundry Closet	Smoke/Fire Alarm
Cable TV			Storage
Sprinkler System			Walk in Closet
Security Camera			Tile Flooring
			Beverage Refrigerator
			Security Camera
AppliancesIncluded	AlsoIncluded	Heating	Cooling
Range	Shades	Gas Natural	Central Air Condition
Oven	Blinds	Forced Air	Multi Zoned
Microwave Oven	See Remarks	Multi-Zoned	
Refrigerator			

# Berger Realty

• Since 1928 •



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



Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector  
Wine Cooler  
Stainless steel  
appliance

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bav@bergerrealty.com](mailto:bav@bergerrealty.com)

