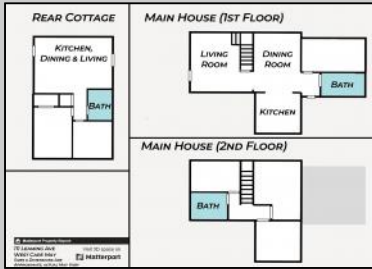


**111 Leaming
West Cape May, NJ 08204**

Asking \$1,279,000.00



COMMENTS

Step back in time to the simple elegance of 111 Leaming Avenue in West Cape May. Built in 1870 the 2-story gable front with rear ell offers 4 Bedrooms and 2 Full baths; the property also features an accessory dwelling unit with 2 Bedrooms, 1 Full Bath and a complete Kitchen with refrigerator, microwave oven, range/oven adjacent to a comfortable and spacious living area; a natural gas line is in place for the ADU. The respective roofs are 3 years old; Both structures have been extensively renovated: new electric, plumbing, doors, windows, insulation water heaters and drywall. The main house has been an investment property for several seasons with an established clientele. Please access Associated Docs for rental history, survey, seller disclosure, historic survey and lead paint disclosure. Please make your appointment through Showing Time.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Patio	2 Car	Living Room
Vinyl	Deck	See Remarks	Dining Room
Wood	Porch	Gravel Driveway	Kitchen
	Storage Building		Eat-In-Kitchen
	Cable TV		See Remarks
	Sidewalks		1st Floor Primary
	Outside Shower		Bedroom
	See Remarks		In-Law Quarters
			Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Shades	Crawl Space
Smoke/Fire Alarm	Oven	Blinds	Outside Entrance
Storage	Microwave Oven	Rugs	
Wall to Wall Carpet	Refrigerator	Partial Furniture	
Laminate Flooring	Washer	Window Treatments	
Fireplace - Electric	Dryer		
Kitchen Island	Dishwasher		
	Smoke/Fire Detector		
	Stove Electric		
Heating	Cooling	HotWater	Water
Electric	Central Air Condition	Electric	City

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Ocean City, NJ 08226
609-391-0500

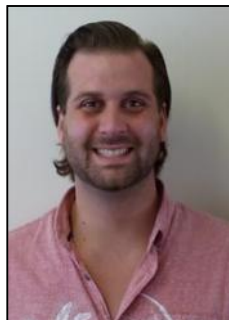
✉ oc17@BergerRealty.com



Heat Pump

Ceiling Fan

Sewer
City



Ask for Colin Halliday
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Call: 609-391-0500
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