

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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 a dwelling accessory 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. 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
Asbestos	Porch	2 Car	Living Room
Wood	Storage Building		Dining Room
	Outside Shower		Kitchen

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace- Gas	Range	Partial Furniture	Crawl Space
Wood Flooring	Oven	Window Treatments	
Smoke/Fire Alarm	Microwave Oven		



City

Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

Cooling	HotWater
Central Air Condition	Electric

