

**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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Heat Pump

Ceiling Fan

Sewer  
City



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