

# Berger Realty

Since 1928



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Ocean City, NJ 08226  
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**619A Jonathan Hoffman  
Cold Spring, NJ 08204**

**Asking \$1,120,800.00**



## COMMENTS

Build your dream home with Schaeffer Homes in 08204! This home is to be built through their Build On Your Lot Program. Featured here is the Weatherby floor plan: Discover our most quintessential rancher with the Weatherby! This generously-sized home starts at 2,498 square feet of living space. The Weatherby includes 3 bedrooms, 2 ½ bathrooms, 2-car garage, as well as a study! With one of our most sizable footprints, this remarkable abode gives plenty of room to spread out in this one-story home. This model also includes the option to upgrade to a larger front porch, perfect for relaxing out front with a warm cup of coffee. The Weatherby is ideal for families seeking ample space to expand and live comfortably. NOTE: Home is to be built. Pictures and virtual tour are of the same base model with upgraded options shown. Other Schaeffer Floorplans are available to be built on this homesite. The homesite is listed for \$649,900, the home is \$354,900, and the estimate for land development cost is \$140,000. Land development costs can be more or less than \$140,000. It is unknown if a basement foundation is available until further soil testing is completed, which will be the responsibility of the Buyer. Seller and Builder make no representation of the feasibility and cost for site development and will provide a due diligence period to the Buyer. Schaeffer Homes has the exclusive right to build on this lot and will assist the Buyer through the due diligence process. 2.23 acre secluded lot across from the Cape May Canal. This backs up to 60 acres of preserved farmland occupied by Nauti Spirits, a Farm to Bottle Distillery. Minutes from Cape May's premier wineries. One mile to the Ferry Terminal and Bay Beaches. Two miles to downtown Cape May and the ocean beaches, and entertainment. This lot is not in a flood zone, no flood insurance electively released in anticipation of house placement. A wooded privacy



Ask for Monica Raab

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Cooling HotWater  
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Septic