Asking \$7,995,000.00

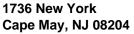














## **COMMENTS**

Welcome to 1736 New York Avenue, a truly rare opportunity to own a one-of-a-kind beachfront home in one of Cape May's most exclusive neighborhoods. This 5 bedroom, 4 bathroom, 3-story home offers ultimate privacy, seclusion, and coastal retreat, complete with your own private path to the beach. Step into the fover and head down to the expansive middle level, where you'll find a spacious family room, three well-appointed bedrooms, and two full baths. A utility room offers generous storage space, along with a laundry/second utility room. The large deck off the family room creates an ideal space for relaxing or entertaining, and a side entrance adds convenience for guests. The top floor is the heart of the home, featuring a spectacular great room with breathtaking panoramic ocean views, a dining area, a bright, open kitchen, and a wet bar sink. This level also offers a guest bedroom with a nearby full bath and a primary suite with an ensuite bath and access to the wraparound porch and another small private deck. Step out onto the expansive oceanfront deck, which wraps around to enhance the stunning coastal experience. An additional highlight includes the ground level which offers an oversized garage for added convenience. Whether you\re seeking a peaceful year-round residence or a seaside escape, 1736 New York Avenue offers it all. Don\'t miss your chance to live where the ocean is your backyard!

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
Wood	Sprinkler System	1 Car	Dining Room
Hardie Board		Attached	Kitchen
		Auto Door Opener	Recreation/Family
		Concrete Driveway	Dining Area
		4 car parking	Laundry/Utility Room

InteriorFeatures Cathedral Ceilings Wood Flooring Skylight Storage Wall to Wall Carpet Fireplace- Wood

Tile Flooring

AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer

Dryer Dishwasher AlsoIncluded Drapes Curtains Shades Blinds Window Treatments

Heating Gas Natural Forced Air

Great Room





Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371/609-399-0076



info@bergerrealty.com

Disposal Smoke/Fire Detector Stove Natural Gas Stainless steel appliance

Cooling Central Air Condition Ceiling Fan Multi Zoned HotWater Water Sewer Gas- Natural City City



Ask for Mary Kuchka Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

