



**1736 New York  
Cape May, NJ 08204**

**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 foyer 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
			Great Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Cathedral Ceilings	Range	Drapes	Gas Natural
Wood Flooring	Oven	Curtains	Forced Air
Skylight	Self-Clean Oven	Shades	
Storage	Microwave Oven	Blinds	
Wall to Wall Carpet	Refrigerator	Window Treatments	
Fireplace- Wood	Washer		
Tile Flooring	Dryer		
	Dishwasher		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

Disposal  
Smoke/Fire Detector  
Stove Natural Gas  
Stainless steel  
appliance

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [mkj@bergerrealty.com](mailto:mkj@bergerrealty.com)

