



**334 Portsmouth  
Lower Township, NJ 08204**

**Asking \$1,375,000.00**



#### COMMENTS

Step into the house and see the water! Watch the boats go by and watch the sun rise and fall over the water. The water view is priceless. Freshly painted and renovated near the Cape May Bridge. New Kitchen, New 2.5 new baths, New wide plank wood floors, cottage trim and new interior doors, new roof, new heat and air and hot water heater and appliances. The primary suite has walk in closet and walk-in shower. Laundry room with half bath. The deck includes a hot tub and wide steps, so your view is not obstructed. Primary on one side of the home and additional bedrooms are on the other side giving privacy. Home and pest inspections were done for informational purposes. 2/3 of the garage was converted by previous owner into bed/rec room with a new flooring, murphy bed and extra refrigerator. If you prefer a full garage, the wall can be easily taken down. The property is adjacent to Corp of Engineer land with renewing lease giving full access to the canal. Owner can maintain and use the land. A few pieces of furniture in the home and on the deck will remain. Be in by Memorial Day!

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch Sidewalks Whirlpool/Spa Sprinkler System	ParkingGarage Garage	OtherRooms Kitchen Dining Area Laundry/Utility Room Great Room Storage Attic 1st Floor Primary Bedroom
InteriorFeatures Cathedral Ceilings Fireplace - Electric Kitchen Island Beverage Refrigerator	AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas Stainless steel appliance	AlsoIncluded Blinds Partial Furniture	Basement Crawl Space

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Gas Natural

Cooling  
Central Air Condition

HotWater  
Electric

Water  
City

Sewer  
City



Ask for Sheilah Baran  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [sdb@bergerrealty.com](mailto:sdb@bergerrealty.com)

