



**310 Brainard
Cape May Point, NJ 08212**

Asking \$2,875,000.00



COMMENTS

Just nine homes from the serene beaches of Cape May Point and the breathtaking sunsets over the Delaware Bay lies one of the most unique properties to come on the market in years. Welcome to 310 Brainard Avenue—a custom-built gem nestled in one of the world’s premier birding and butterfly destinations. This charming home captures your heart at first glance. The beautifully landscaped yard sets the tone, and the inviting front porch with rocking chairs welcomes you into an open concept living space. Inside, you’ll find cathedral ceilings, striking statement beams, and an abundance of cozy nooks that make every corner special. A custom bookcase surrounds the fireplace, and a cleverly hidden TV hides behind sliding doors. Enjoy the screened porch, multiple patios, firepit, walk-out storage space on slab, covered garden area, and outdoor shower—just a few of the many highlights. The kitchen and dining area are a true centerpiece, ideal for large gatherings or quiet moments over a cup of tea. A dedicated laundry room, half bath, and a junior suite on the main floor—with a luxurious bathroom and three stained-glass windows—add convenience and elegance. Inside, you’ll find gorgeous hardwood floors, granite countertops, crisp tile, and high-end appliances throughout. The attached garage, currently used as a workshop, still fits a car and features upgraded electric with an EV charger outside. Head upstairs via a show-stopping staircase to find a versatile office space with built-in bookcases and a desk, accessible from both the hallway and the expansive primary suite. The owner’s retreat features cathedral ceilings, a walk-in closet, hidden suitcase storage, and a spa-like bathroom with a soaking tub, dual sinks, large shower, and abundant natural light. Two additional spacious bedrooms on this floor include large closets, plantation shutters, and cozy carpeting. One even offers pull-down attic access. The hall bathroom is another standout, featuring an oversized sink and granite countertops. There’s simply too much to list—this extraordinary home must be seen in person. Schedule your showing today!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	Garage	Living Room
	Deck	1 Car	Kitchen
	Porch	Attached	Dining Area
	Screened Porch	Auto Door Opener	Laundry/Utility Room
	Outside Shower	Stone Driveway	Storage Attic
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Partial Furniture	Partial

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