



**310 Howard  
Cape May, NJ 08204**

**Asking \$2,200,000.00**



**COMMENTS**

Prime Corner Location in Historic Cape May – Steps to Beach & Downtown Welcome to 310 Howard Street, a rare gem in the heart of Historic Cape May! Situated on a coveted corner lot, this home is surrounded by stunning historic residences and the iconic Chalfonte Hotel. Just two blocks from Howard Street Beach and a short stroll to downtown, this property offers the perfect blend of charm, convenience, and investment potential. The main house welcomes you from Sewell Avenue into a bright foyer leading to a cozy living room with a gas fireplace. A sun-drenched sunroom, complete with French doors, creates a warm and inviting space to relax. The first floor also includes a formal dining room, a well-appointed kitchen with a pass-through, a bedroom with a full bath, a laundry room housing the gas baseboard heating system and hot water heater, and access to both the basement and a spacious handicap-accessible back deck with a ramp. Upstairs, the second floor features a generous primary suite with an en-suite bath, plus two additional bedrooms and a full hall bath. Pull-down attic stairs provide ample storage. The basement, accessible from both inside and outside, houses the central air system for the first floor, while the second floor is served by window A/C units. Adding to the property's appeal is a detached two-car garage with an income-generating apartment above. This one-bedroom unit includes a kitchen, living room, and full bath and is currently occupied by a year-round tenant—a fantastic opportunity for rental income or guest accommodations. With off-street parking, an unbeatable location near the beach and downtown, and the charm of Historic Cape May all around, this property is a once-in-a-lifetime opportunity. Whether you're looking for a primary residence, vacation home, or investment, this is the one! Don't miss your chance to own a piece of Cape May history!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Deck	Garage	Living Room
	Sidewalks	2 Car	Dining Room
		Detached	Kitchen
		See Remarks	Den/TV Room
			Eat-In-Kitchen
			Laundry/Utility Room
			Storage Attic
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	Basement	Heating
Fireplace- Gas	Oven	Full	Gas Natural

# Berger Realty

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