

# Berger Realty

Since 1928



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227 Route 47  
Cape May Courthouse, NJ 08210

Asking \$275,000.00



## COMMENTS

Charming with Endless Potential in Cape May Courthouse area ! Discover this unique starter home or fixer-upper, ready for its next chapter! Nestled on an expansive 75x200' lot, this property is surrounded by the serene Cape May National Wildlife Refuge, offering tranquility and proximity to Delaware Bay sunsets. Just a short drive to the vibrant Wildwoods. Property Highlights: New Septic Drain field (2025): Major upgrade completed, saving you time and expense. Recent passing water test Zoned Residential Business: Perfect for a home-based business or future ventures (verify with local zoning). Spacious Layout: Oversized eat-in kitchen flowing into a cozy living room. Master bedroom, second bedroom, and a versatile flex room (ideal for office or guest space). Full bathroom conveniently located off the kitchen, connecting to a utility/laundry room with backdoor access. Ample storage with hallway closets and a massive attic space, ripe for possible conversion. Expansive Lot: Large, private backyard perfect for outdoor living, gardening, or future expansions. Prime Location: Enjoy nature's beauty with the wildlife refuge, Delaware Bay views, and easy access to Wildwoods' beaches and boardwalk. Condition: Sold as-is, offering a fantastic opportunity for buyers to customize and add value. Whether you're a first-time homeowner or an investor, this property's size, location, and zoning make it a rare find. SELLER REMOVED THE FLOORS OVER CARPET AND CARPET WILL UPDATE PICS SHORTLY Schedule a Showing Today! Don't miss your chance to own a piece of Cape May Court Houses' coastal paradise. Contact us to explore this gem! - Mapping puts the wrong location occasionally this property is located between Highs Beach Rd and Pierces Street from Juniors Seafood



Ask for Christopher Malinowski

ParkingGarage 3 Car OtherRooms Living Room Kitchen Dining Area Laundry/Utility Room  
Berger Realty Inc.  
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Ceiling Fan

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