

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**227 Route 47**  
**Cape May Court House, NJ 08210**

**Asking \$295,000.00**



## 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. 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. 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 Point Rd across the street from Juniors Seafood

## PROPERTY DETAILS



Ask for Phillip Berger  
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Basement  
Slab

Other Rooms  
Living Room  
Kitchen  
Dining Area  
Laundry/Utility Room

Heating  
Gas Propane  
Forced Air

Interior Features  
Laminate Flooring



Hotwater  
Electric

Water  
Well

Sewer  
Septic