



**463 Route 47 N  
Goshen, NJ 08210**

**Asking \$625,000.00**



**COMMENTS**

Discover the perfect blend of rustic charm and modern convenience in this beautiful farmhouse nestled on 4.5 acres in Cape May Court House. This home was just built in 2019 but was made to look as though it was from a bygone era and then thoughtfully updated with contemporary, efficient finishes. The interior includes 9-inch-wide white pine flooring from Maine throughout and solid wood trim and doors to bring the outdoors in. The stunning kitchen was recently remodeled with modern stainless-steel appliances, a propane serviced 36: 6 - burner Thor range, a filtration system and glass rinser at the kitchen sink, mini fridge in the island, granite counters and paneled refrigerator to blend in with the gorgeous custom wood cabinetry. The home boasts a whole house reverse osmosis water filtration system, Anderson double hung windows, durable metal roof and underground electric service with efficient Bryant heat pump, and 16 fully owned solar panels, placed on the detached garage fall of 2023 with newer roof, to assist in year round energy savings. The joists within the first floor ceiling have been extended over the kitchen to accommodate a future addition to be built above it. Rich, mahogany decking on the front and side screened porch, wide cedar plank siding, wood patterned screen porch, and split rail fencing all contribute to the warm, natural feel of the exterior that blends seamlessly into this private setting surrounded by mature trees. There is ample space for pets and play in the fenced yard, room for gardening outdoors and an attached glass and redwood lean-to greenhouse for nurturing plants indoors. A detached two car garage, with unfinished loft, offers potential for a guest suite, play area or creative space. The first floor of the home also offers a home office with half bath and private entry to be utilized in this Rural Conservation zoned district, where owners may have a home business. Peaceful, private, and move-in ready with the added potential to customize to your needs - don't miss this rare opportunity!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Metal	Porch	Garage	Living Room
Wood	Screened Porch	2 Car	Kitchen
Solar Panels-Owned	Fenced Yard	Detached	Eat-In-Kitchen
		Auto Door Opener	Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Greenhouse	Range	Crawl Space	Electric
Wood Flooring	Oven		Heat Pump
Smoke/Fire Alarm	Refrigerator		
Storage	Washer		
Walk in Closet	Dryer		

# Berger Realty

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Wall to Wall Carpet	Dishwasher		
Cedar Closet	Smoke/Fire Detector		
Tile Flooring	Stove Propane		
Kitchen Island	Stainless	steel	
Beverage Refrigerator	appliance		
Cooling	HotWater	Water	Sewer
Central Air Condition	Electric	Well	Septic
Ceiling Fan			



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