

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



847 Broadway  
West Cape May, NJ 08204

Asking \$1,495,000.00



## COMMENTS

Modern and stylish townhouse with a pool and easy access to the beaches, downtown, and Cape May and West Cape May shopping districts. Ready for immediate occupancy for the summer! Contemporary yet warm décor with an open space layout in the kitchen and gathering area. Ground-level features a full garage, private driveway, foyer, first-floor den that leads to a private patio, closets, a bedroom, and a full bathroom. The second floor features an open layout with coffered ceilings, a kitchen equipped with an island, a living room, a balcony, a bedroom, and a full bathroom. On the top floor is a private suite with two closets and an oversized shower. Bathrooms are all tiled and have a timeless contemporary finish. Beautiful wood flooring upgraded plush carpets, and custom window treatments. Like new construction, it was built in 2016 and has been gently used. Construction offers low maintenance. Property contents are being sold via a bill of sale for \$40,000. The property must be sold furnished—see the exclusion list in the Associated Documents. Extra parking on site for owners.

## PROPERTY DETAILS

| UnitFeatures  | ParkingGarage    | OtherRooms           | AppliancesIncluded |
|---|------------------|----------------------|--------------------|
| Kitchen Island  | Garage           | Living Room          | Range              |
| Hardwood Floors   | Parking Pad      | Den/TV Room          | Oven               |
| Wall To Wall Carpet   | 1 Car            | Eat In Kitchen       | Microwave Oven     |
| Foyer   | Attached         | Dining Area          | Refrigerator       |
| Tile Floors   | Assigned Parking | Laundry/Utility Room | Washer             |
|   |                  | Storage Space        | Dryer              |
|   |                  |                      | Dishwasher         |
|   |                  |                      | Disposal           |
| <p>Ask for Michael Devlin<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call 609-399-0076<br/>Email to: msd@bergerrealty.com</p> |                  |                      |                    |



Heating  
Gas Natural  
Cooling  
Central Air

Sewer  
City

