

# Berger Realty

Since 1928

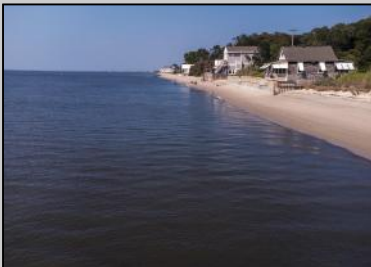


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



13 Bay  
Cape May Court House, NJ 08210

Asking \$450,000.00



## COMMENTS

Unforgettable Sunsets! Perched gracefully along the shimmering Delaware Bay, this CHARMING 432-square-foot bungalow invites you to experience waterfront living at its finest. With 2 cozy bedrooms, 1 bathroom, and sweeping, endless water views, this home is a SERENE retreat perfect for unwinding and soaking in the BEAUTY of nature. Beyond its immediate comfort, this property offers a rare opportunity to craft your DREAM waterfront haven. The prime LOCATION and mesmerizing BAY vistas make this lot an ideal canvas for building a custom residence tailored to your vision. Whether you choose to expand the existing bungalow or start anew, the possibilities are boundless for creating a home that reflects your unique style. Offered as-is, this property cannot be subdivided but allows for vertical expansion, subject to local building codes and zoning regulations. Buyers are responsible for all due diligence, and the seller makes no guarantees. Seize this chance to embrace the magic of waterfront living and transform this exceptional lot into your forever home!

## PROPERTY DETAILS

|            |              |             |       |
|------------|--------------|-------------|-------|
| Heating    | Cooling      | HotWater    | Water |
| No Heating | Window       | Air Propane | Well  |
|            | Conditioning |             |       |

Sewer  
Other



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: crf@bergerrealty.com

