



**2716 Bybrook  
Cape May Beach, NJ 08251**

**Asking \$649,000.00**



#### COMMENTS

Charming and Immaculately Maintained Home with Poolside Paradise and Nature Views! Welcome to this beautifully maintained manufactured home sold completely furnished minus personals and a few items (inventory list provided). This is a hidden gem nestled in a peaceful setting that backs up to the serene Cox Hall Wildlife Sanctuary. With tranquil walking trails and a picturesque, fish-stocked pond just steps away, this property is a nature lover's dream. Located only a short stroll from the beautiful bay beaches, it offers the perfect blend of coastal charm and natural beauty. Inside, you'll discover a spacious and thoughtfully designed open floor plan featuring two comfortable living areas, ideal for both everyday living and entertaining. The well-appointed kitchen is the heart of the home, offering abundant cabinetry, generous counter space, and a convenient breakfast bar. Large windows bathe the interior in natural light, creating a warm and inviting atmosphere throughout. Step outside to your very own backyard oasis. The landscaped yard surrounds a sparkling in-ground pool, perfect for cooling off on summer days or lounging in the sun with family and friends. Whether you're hosting a poolside barbecue, sipping morning coffee, or simply soaking in the peace of the adjacent wildlife sanctuary, the outdoor space offers privacy, beauty, and tranquility. A screened-in porch overlooking the pool provides the perfect spot to unwind and enjoy the view. The primary bedroom is privately situated on one side of the home and features a large walk-in closet and spacious en suite bathroom. Two additional guest bedrooms and a shared full bath are located on the opposite end, offering a smart and functional layout for family or guests. Additional features include ample storage throughout the home, a vapor barrier installed in the crawl space, and a drip irrigation system in the flower beds for effortless, low-maintenance landscaping. The main water shut-off is conveniently located in the primary bedroom closet. Pool and patio furniture, along with pool supplies, are included, making it easy to start enjoying your outdoor retreat right away. New Simonton Windows 2022, Washer dryer new 2022, Backsplash 2023, new pool motor 2023, new pool liner 2016 and new roof 2022! Please note that the pool is not heated. Don't miss this rare opportunity to own a slice of paradise, where indoor comfort meets stunning outdoor living — all just minutes from the bay.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	2 Car	Living Room
	Deck	Concrete Driveway	Kitchen
	Screened Porch		Recreation/Family
	Fenced Yard		Dining Area
	Storage Building		Laundry/Utility Room
	Cable TV		Florida Room

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



	In Ground Pool		1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Range	Shades	Crawl Space
Wall to Wall Carpet	Oven	Furniture	
Laminate Flooring	Microwave Oven	See Remarks	
Tile Flooring	Refrigerator		
Kitchen Island	Washer		
	Dryer		
	Dishwasher		
	Disposal		
	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Electric	City
Forced Air	Ceiling Fan		
Sewer			
City			



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tcm@bergerrealty.com](mailto:tcm@bergerrealty.com)

