

**1083 Seashore**  
**Cold Spring, NJ 08204**

**Asking \$1,250,000.00**



**COMMENTS**

This fantastic opportunity is available now. Close to Cape May in a quiet yet accessible neighborhood, this expansive property is for homeowners and developers alike. This pre-existing non-conforming home exudes charm and character, boasting generous square footage that allows endless options for customization. The layout features multiple rooms with high ceilings, abundant natural light. The property includes an expansive yard, perfect for outdoor living spaces, gardens, or parking needs. While the home requires renovation, its bones remain strong, with a solid foundation ready to support modern upgrades. Updates include a tankless, on demand water heater, a new deeper high capacity well and two new septic systems, one for the main house and a second for the rear apartments. The current property is configured as follows: The main house lower level has 4 bedrooms and 2 full baths. There is a large eat-in kitchen, dining area and expansive living room. A very large sun porch is on the side of the house. As you head down the hallway off the kitchen are the two additional bedrooms and a laundry room. The second floor apartment has a private entrance on the left side of the front house with a living room area, kitchen, 2 bedrooms and full bath. The front house can easily be converted to a single family. The garage has been re-fitted into 2 apartments prior to the current seller's purchase. Both the 2nd floor apartment and downstairs apartment are 1 bedroom 1 bath units. The second floor has recently been remodeled. This could offer a lucrative opportunity in the rental market or a chance to establish a community-oriented housing solution. This spacious residence presents a valuable opportunity for those with vision. The main floor is currently vacant and could potentially be rented for the summer at \$7,500 a month including utilities. The upstairs apartment is a summer lease for \$2,700 with utilities included. The garage apartments are both rented year-round. The lower level for \$1,250 with utilities and upstairs at \$1,200 per month with utilities. The total rent for the property could be \$12,650 per month through the summer months.

**PROPERTY DETAILS**

|                                      |   |                                   |   |
|--------------------------------------|---|-----------------------------------|---|
| ParkingGarage<br>3 Car               | OtherRooms<br>Living Room<br>Eat In Kitchen<br>Breakfast Nook<br>Laundry/Utility Room<br>Florida Room | AlsoIncluded<br>Partial Furniture | Basement<br>Full<br>Outside Entrance<br>Inside Entrance |
| Heating<br>Gas Natural<br>Forced Air | Cooling<br>Wall Air Conditioning  | HotWater<br>Gas                   | Water<br>Private  |

# Berger Realty

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