



**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 rented annually for \$2,700 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.

**PROPERTY DETAILS**

ParkingGarage	OtherRooms	AlsoIncluded	Basement
3 Car	Living Room	Partial Furniture	Full
	Eat In Kitchen		Outside Entrance
	Breakfast Nook		Inside Entrance
	Laundry/Utility Room		
	Florida Room		

Heating	Cooling	HotWater	Water
Gas Natural	Wall Air Conditioning	Gas	Private
Forced Air			

Sewer

# 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)



Private



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

