



**332 Portsmouth  
Lower Township, NJ 08204**

**Asking \$1,300,000.00**



#### COMMENTS

Welcome to 332 Portsmouth Road located in Tranquility Park, the coastal neighborhood nestled along the intercoastal waterway of Cape May between the Cape May and West Cape May bridges surrounded by protected wetlands, preserved woodlands and cool saltwater breezes. Approximately one mile to the Cape May beaches this unique waterfront property offers stunning sunset views, a large and open transitional living space, 5 bedrooms, 3 full bathrooms, a 2-car garage, enclosed rear porch and patio. Remodeled with a 2nd floor addition, this property offers 2 primary suites with en-suite bathrooms, one on the 1st floor and an additional on the 2nd floor with vaulted ceilings and incredible waterfront views of the Cape May Canal. 332 Portsmouth is located on the intracoastal waterway which provides access between Cape May Harbor, the Atlantic Ocean and Delaware Bay. The waterviews and watching of boats, sailboats and even a yacht or two passing by are one of a kind. The property is adjacent to the Army Corps of Engineers land along the waterway offering full access to the canal and rights to maintain use of the land. This is a very rare and distinct opportunity for waterfront living in an ideal neighborhood setting with convenient access just off of Exit 0 with close proximity to the beautiful beaches of Cape May and Wildwood Crest.

#### PROPERTY DETAILS

|                    |                     |                   |                           |
|--------------------|---------------------|-------------------|---------------------------|
| Exterior           | OutsideFeatures     | ParkingGarage     | OtherRooms                |
| Vinyl              | Patio               | Garage            | Living Room               |
|                    | Deck                | 2 Car             | Dining Room               |
|                    | Screened Porch      | Attached          | Kitchen                   |
|                    | Sidewalks           | Auto Door Opener  | Eat-In-Kitchen            |
|                    | Sprinkler System    | Concrete Driveway | Laundry/Utility Room      |
|                    |                     |                   | See Remarks               |
|                    |                     |                   | 1st Floor Primary Bedroom |
| InteriorFeatures   | AppliancesIncluded  | Basement          | Heating                   |
| Cathedral Ceilings | Range               | Crawl Space       | Gas Natural               |
| Wood Flooring      | Oven                |                   | Multi-Zoned               |
| Smoke/Fire Alarm   | Refrigerator        |                   |                           |
| Walk in Closet     | Washer              |                   |                           |
|                    | Dryer               |                   |                           |
|                    | Dishwasher          |                   |                           |
|                    | Disposal            |                   |                           |
|                    | Smoke/Fire Detector |                   |                           |

# Berger Realty

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