



**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 canal offers soothing views of passing pleasure boats, sailboats and even a yacht or two. The property abuts 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		

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