



**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 salt water breezes. Approximately one mile to the Cape May beaches this unique waterfront property offers scenic views, a large and open transitional living space with 5 bedrooms and 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 an intracoastal waterway that provides access to the Cape May Harbor to the Atlantic Ocean and Delaware Bay. This is a main thoroughfare for boats, sailboats, yachts, and Coast Guard vessels where the rear property lines that are adjacent to the canal are owned by the U.S. Army Corps of Engineers. Owners have full access to the canal and have the right to maintain and use the land, there is a yearly lease provided by USACE. 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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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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