



**319 Roseann**  
**North Cape May, NJ 08204**

**Asking \$582,000.00**



**COMMENTS**

Welcome to this beautifully maintained and truly spacious four-bedroom, two-bath gem nestled in one of North Cape May's most charming and well-kept neighborhoods. Currently being used as a successful short-term rental, this inviting residence is just a short distance away from breathtaking sunsets, the Cape May-Lewes Ferry, beaches & Cape May City. Situated on a generous 62x100 lot, the home boasts a brand-new 6-foot vinyl privacy fence, offering a serene and secure backyard retreat. The attractive exterior features low-maintenance vinyl siding, energy-efficient Andersen windows which were installed in 2021, and a durable roof and solar panel system added in 2016. A welcoming front porch with composite decking adds curb appeal and the perfect place to relax. Inside, you'll find a bright and airy open-concept layout with stylish luxury vinyl plank flooring throughout. The upper level offers three spacious bedrooms and a tastefully updated full bath. The lower level includes a private fourth bedroom and a beautifully remodeled bathroom, completed within the last year—ideal for guests or multi-generational living. The garage has been thoughtfully converted into a fun and functional game room, though it can easily revert to its original use. Additional highlights include natural gas heating, central air conditioning, which is 6 years old, and a cost-effective solar lease of only \$119.52/month. With all major systems and components recently updated or replaced, this home is truly move-in ready—perfect for full-time living, a vacation getaway, or a turnkey investment opportunity. Furniture is negotiable

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	AppliancesIncluded
Vinyl	Deck	Garage	Range
Solar Panels-Leased	Fenced Yard	1 Car	Microwave Oven
	Storage Building	Concrete Driveway	Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Stove Natural Gas
			Stainless steel appliance
AlsoIncluded	Basement	Heating	Cooling
Drapes	Crawl Space	Gas Natural	Central Air Condition
Curtains	Inside Entrance	Forced Air	
Blinds			

# 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)



Furniture

HotWater  
Electric

Water  
City

Sewer  
City



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

