

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

**Asking \$549,900.00**



**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  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Furniture

HotWater  
Electric

Water  
City

Sewer  
City



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

