



**46 Summer**  
**North Cape May, NJ 08204**

**Asking \$650,000.00**



**COMMENTS**

Summer Circle is the most desired part of Cape Woods because of the privacy it affords and the more contemporary homes and larger lots. The oversized lot offers a very private rear yard surrounded by trees and is adjacent to protected land. The home is a well-maintained sprawling rancher with a great room lined with windows and a vaulted ceiling, dining area, open kitchen concept all overlooking a screened porch, deck, and private yard with an inground heated pool with spa/hot tub and extended patio. 3 large bedrooms and 2 baths included a primary suite with a walk-in closet. The HVAC was replaced last year, the common area flooring and carpets are new, and the property is neat and move in ready. The Seller is offering a \$15,000 credit for a future replacement of the roof which is fine now but will need attention during the next ownership. The Seller is also offering a \$10,000 credit to replace the tile and coping in the future in the fabulous heated gunite pool to give it a more modern look if the Buyer would like to. Some pool Furniture is negotiable. Refrigerator in the garage is included. Pool vacuum and equipment is included! Under contract with Western Pest. \$100 annual fee for HOA. Well priced! Move in ready!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Kitchen
	Deck	2 Car	Dining Area
	Porch	Attached	Great Room
	Screened Porch	Auto Door Opener	Storage Attic
	Fenced Yard		1st Floor Primary
	Storage Building		Bedroom
	Cable TV		
	In Ground Pool		
	Whirlpool/Spa		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Shades	Crawl Space
	Oven	Blinds	
	Microwave Oven	See Remarks	
	Refrigerator		
	Washer		
	Dryer		
	Dishwasher		

# 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)



Heating  
Gas Natural

Cooling  
Central Air Condition

HotWater  
Gas- Natural

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)

