

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

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