



645 Hughes  
Cape May, NJ 08204

Asking \$3,750,000.00



#### COMMENTS

This iconic showcase home, referred to as the Joseph Hall Cottage, is widely recognized as one of Cape May's most beautiful and desirable properties. Perfectly situated on Cape May's most sought-after Hughes Street, its ideal location provides the perfect blend of charm, serenity and walking distance proximity to all of Cape May's attractions, including the beach, Washington Street Mall, Dining, and cultural destinations. Spanning 2,837 square feet over three stories, this gracious residence offers 4 bedrooms, 3 full bathrooms, and a powder room, seamlessly blending 19th-century elegance and charm with 21st-century luxury and convenience. A major renovation in 2010 — including all new mechanical systems, professionally designed kitchen and bathrooms (two with heated tile floors) ensures lasting comfort and function, while original hardwood flooring, stained glass windows, stunning woodwork, bay windows, and pocket doors preserve the home's rich character. Upstairs, the second floor features a beautifully designed, serene master suite with ample closet space and a luxurious ensuite bath (featuring dual vanities set upon a premium granite countertop, large designer tile shower, and a private water closet), as well as a comfortable guest bedroom, a beautifully tiled second full bath and a comfortable and convenient sitting room. The third floor provides two additional bright, cheery bedrooms, and a stunning third full guest bath complete with a stylish tiled shower and original clawfoot tub. Significant upgrades include a 3-zone A/C system, a 5-zone heating system, a new boiler and hot water storage tank, and new electric and plumbing lines throughout. The exterior showcases a brand new fully rebuilt solid mahogany front porch, professional landscaping, a cost-effective irrigation well with new pump, and a gas line plumbed for outdoor grilling. A large hot/cold outdoor shower is conveniently located off the laundry room — perfect after a day at the beach. At the rear of the large lot, a rare piece of Cape May history awaits: the original two-seat "privy", converted long ago to serve as the shed — an exceedingly rare find. The oversized hardscaped driveway/parking area accommodates at least seven vehicles, a true luxury in this prime downtown location. The picturesque Joseph Hall Cottage has been widely featured in countless publications over the years, both local and national. Art lovers will appreciate that renowned artist Thomas Kinkade was inspired by this very home, producing a painting titled "Victorian Autumn", a print of which is displayed in the dining room. Whether you're seeking a primary residence, a grand vacation retreat, or a showpiece in your portfolio, this one-of-a-kind home is your ideal choice in historic Cape May. Call today for additional information or to schedule a private tour!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Porch	Parking Pad	Living Room
	Storage Building	See Remarks	Dining Room

# Berger Realty

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	Cable TV Sidewalks Outside Shower Sprinkler System		Kitchen Den/TV Room Breakfast Nook Laundry/Utility Room See Remarks
InteriorFeatures Wood Flooring Tile Flooring Kitchen Island	AppliancesIncluded Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Natural Gas	Basement Crawl Space	Heating Gas Natural Baseboard Forced Air Hot Water Multi-Zoned
Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City	Sewer City



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