

408 Princeton  
Cape May Point, NJ 08212

Asking \$1,313,000.00



COMMENTS

Welcome to 408 Princeton Avenue. Built in 1929, this charming Cape May Point cottage has been lovingly maintained by the same family for 96 years — and is now offered for purchase for the very first time. Generations have enjoyed wonderful summers here, creating a lifetime of memories. Nestled on a tree-shaded, oversized lot just a short distance from the popular Point beaches, this timeless cottage is ready for new owners to make it their own and continue its legacy. Out front, a large screened porch invites you to spend hours enjoying the sights and sounds of nature. Step inside to a flexible entry space, currently used as an extra sleeping area but equally suited as a cozy sitting room, reading nook, or game room. The full kitchen features warm wood cabinetry, generous counter space, and a peninsula that opens to the spacious family room. A stairway along one side of the kitchen leads to the attic space. The family room showcases beautiful original wood walls and offers ample space for both living and dining. From here, step out to the expansive screened back porch — perfect for gathering with family and friends. A wood patio surrounds the deck where you will also find the convenient outdoor shower, and a storage shed holds all your outdoor gear. The large lawn between the house and shed is ideal for lawn games like cornhole, croquet, badminton, or volleyball — plenty of room for summer fun. Inside, you'll find two large bedrooms, a full bathroom, powder room, and a laundry closet. The home was thoughtfully renovated inside and out in 1987–1988, with upgrades including all new electric, plumbing, drywall, kitchen, laundry closet, and baseboard electric heat was added in the family room. The exterior received new siding and a screened back porch. The roof was replaced about 12 years ago. The lot is irregularly shaped and triangular. The tax report lists it as 79' x 153' (IRR), while a 2016 survey done when the shed was added measures it as 112.87' x 146.28' x 184.75'. Sellers do not guarantee either measurement; buyers should verify the lot size independently. The house is not currently offered for rent but will be occupied by family often. Showings available July 14-19, July 25-Aug 9, August 18-30, September 1-12. Sellers prefer a late September or October settlement.

PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	AppliancesIncluded
Wood	Enclosed/Covered	Living Room	Range
	Patio	Kitchen	Microwave Oven
	Screened Porch	Recreation/Family	Refrigerator
	Storage Building	Dining Area	Dishwasher
	Outside Shower	Storage Attic	
	See Remarks	Laundry Closet	
AlsoIncluded	Basement	Heating	Cooling

# Berger Realty

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Partial Furniture  
See Remarks

Crawl Space

Electric  
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Conditioning

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Electric

Water  
City

Sewer  
City



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