



**316 Portsmouth  
Lower Township, NJ 08204**

**Asking \$949,000.00**



**COMMENTS**

Welcome to 316 Portsmouth Road located in Tranquility Park, the coastal neighborhood nestled along the intracoastal waterway of Cape May between the Cape May and West Cape May bridges surrounded by protected wetlands, preserved woodlands and cool saltwater breezes. Located just off of Exit 0 of the Garden State Parkway, this neighborhood is within close proximity to historic Cape May and the beautiful beaches of the Jersey Cape. 316 Portsmouth is a traditional colonial layout with large windows throughout, showcasing natural sunlight within the home. The first floor offers a welcoming foyer that opens to a living room to the right and a formal dining room to the left. There is an updated, eat-in, kitchen with a designated dining area and additional seating at the counter. You will also find a powder room adjacent to the kitchen, a laundry room, and access to the attached 2 car garage with a larger opening to accommodate a lifted vehicle. There is a spacious first floor bedroom as well. Located off of the kitchen, to the rear of the property, is a four season room surrounded by glass that is absolutely stunning! This all-season, year-round room, extends your living space with impressive floor to ceiling views, showcasing the starry sky at night and your beautiful backyard oasis with your heated pool and surrounding gardens. Outside you will find your heated pool, patio, outdoor shower and entertaining area wrapped with mature gardens of hydrangea, roses, peonies and a magnolia tree. The 2nd floor offers the primary suite with an en-suite full bathroom, soaking tub and walk-in closet. There are an additional 3 bedrooms on this floor and a full bathroom to share. 316 Portsmouth is a lovingly cared for home that is move-in ready, desirably located on a cul-de-sac with 5 bedrooms, 2 full bathrooms and a powder room, beautiful gardens with a heated pool and a private retreat for all to enjoy. Open Houses this Saturday, July 19th 1-3PM and Sunday, July 20th 1-3PM

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
	Deck	2 Car	Dining Room
	Fenced Yard	Attached	Eat-In-Kitchen
	Sidewalks	Concrete Driveway	Laundry/Utility Room
	Outside Shower		Florida Room
	In Ground Pool		See Remarks
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Wall to Wall Carpet	Range	Crawl Space	Gas Natural
Tile Flooring	Self-Clean Oven		Forced Air

# Berger Realty

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Fireplace - Electric

Microwave Oven

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Smoke/Fire Detector

Stainless steel

appliance

Cooling

Central Air Condition

HotWater

Gas- Natural

Water

City

Sewer

City



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