



**209 Pittsburgh
Cape May, NJ 08204**

Asking \$2,390,000.00



COMMENTS

Welcome to 209 Pittsburgh Avenue, located in the esteemed eastern part of Cape May. This exceptional property is a mere two blocks from Cape May's renowned beaches and boasts the unique advantage of no rear neighbors. This three-story residence offers a total of four bedrooms, two-and-a-half bathrooms, and a total of four covered porches. Situated on a generously sized 60' x 125' lot, the home encompasses approximately 2,604 square feet of meticulously designed living space. Upon arrival, a thoughtfully designed, wide U-shaped driveway provides efficient off-street parking for multiple vehicles. Entering the home via the main entrance on the first-level porch, you are greeted by an inviting foyer. This level features three spacious bedrooms, a full bathroom, a dedicated laundry room with a utility closet, and a convenient rear entryway with additional storage beneath the staircase. Ascending to the second level, you'll discover the main living space, showcasing an open floor plan that seamlessly connects the living room, a large dining room, and kitchen. The living room is enhanced by a gas fireplace, a storage closet, and a sliding glass door leading to a covered porch. A conveniently located half bathroom is situated between the living and dining areas. The fully equipped kitchen is efficiently designed, ready to inspire any culinary enthusiast in crafting elegant meals. The third level of 209 Pittsburgh Avenue is dedicated entirely to the private primary suite. The third floor opens to a second spacious living room that gives access to both a front deck and back deck overlooking the scenic open space. This expansive retreat includes a large master bedroom, a full bathroom and a generous walk-in closet. Outside, the property features a built-in, covered outdoor shower in the backyard, large enough to include storage of gardening and beach accessories. Alongside this, you'll find an open grass area in both the rear and side yards. This versatile outdoor space presents a blank canvas, offering the opportunity to personalize the landscaping to your exact vision. Built on pilings, 209 Pittsburgh Avenue also features a hurricane rated roof. This property has been meticulously cared for by the same owners since its construction and has never been used as a rental property. The sale includes the furniture, with the exception of a few select items and personal belongings. Its well-conceived interior floor plan, multiple porches, and close proximity to the beach make it an ideal location for both personal enjoyment and as a sound investment. Discover the unique investment potential of this property in Cape May, a town celebrated for its year-round appeal and status as a top U.S. travel destination. While most Jersey Shore towns see visitors only in the summer, Cape May's vibrant spring, autumn, and holiday seasons attract a steady flow of guests, meaning there's no true "off-season." This home is perfectly positioned to capitalize on that consistent demand, with a detailed short-term rental income estimate based on the property's existing layout and appeal. Peak summer weeks can command up to \$6,200, spring and fall weeks up to \$3,800, and winter weeks up to \$2,300. Additionally, nightly stay options

Berger Realty

Since 1928



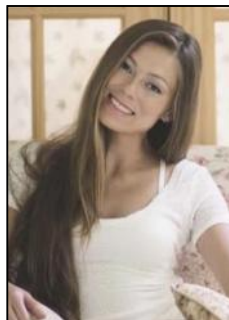
Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



from mid-September through mid-May can offer flexibility for weekend travelers. This home is ready for its first short-term rental venture, giving you the rare opportunity to customize the guest experience from scratch. Disclaimer: The rental figures provided are estimates and do not guarantee future income. Market conditions can change, and buyers should consult with a professional to assess the property's full potential.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Outside Shower Sprinkler System Security Camera	ParkingGarage 3 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Dining Area Laundry/Utility Room
InteriorFeatures Fireplace- Gas Security System Smoke/Fire Alarm Storage Walk in Closet Wall to Wall Carpet Tile Flooring Security Camera	AppliancesIncluded Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Natural Gas	AlsoIncluded Curtains Shades Blinds Rugs Furniture See Remarks Window Treatments	Basement See Remarks
Heating Gas Natural Forced Air	Cooling Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			



Ask for Margarita Kobilianets
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mak@bergerrealty.com

