

**424 Portsmouth  
Lower Township, NJ 08204**

**Asking \$999,000.00**



#### COMMENTS

**SPECTACULAR VIEWS & PRIVACY** - So much potential inside and outside this special waterfront property..... A rare opportunity to acquire waterfront real estate in one of Lower Township's most desirable neighborhoods, Tranquility! Only 2.7 miles to the Cape May beach. Situated on an oversized (more than double size) lot with natural privacy on the sides and rear, you'll find a large 2,890 sq. ft. (based on tax records) home overlooking the Cape May Canal and natural surroundings. The home has a covered front porch where one door leads to the entry foyer and a second door leads to the bonus room (with tons of potential) ..... The first floor features a front living room with cathedral ceiling and wood burning fireplace, a family room open to the eat-in kitchen, a dining room, a 3 season room, a deck, a bedroom, a 2nd bedroom/bonus room and a laundry/utility room ..... The second level boasts two nice sized bedrooms and a hall full bath, plus the primary suite. The primary suite includes a walk-in closet, and an additional large closet, room for a sitting area, ensuite bathroom, and private second floor deck with breathtaking views of the natural surroundings, the canal and boats passing by. The grounds of this one-of-a-kind property give ample space for enjoying the outdoors. All that is left is to make it your own ..... Every room, with the exception of the living room, has views of the Cape May Canal and the natural surroundings..... Additional features include 9 ceiling fans, an outside shower, 1st floor deck, 2nd floor balcony and a large 2 car garage. Solar system is a PPA (Power Purchase Agreement) solar agreement/details are available. Shed is included AS/IS.

#### PROPERTY DETAILS

|                    |                    |                   |                           |
|--------------------|--------------------|-------------------|---------------------------|
| Exterior           | OutsideFeatures    | ParkingGarage     | OtherRooms                |
| Vinyl              | Deck               | Garage            | Living Room               |
|                    | Porch              | 2 Car             | Dining Room               |
|                    | Sidewalks          | Attached          | Den/TV Room               |
|                    | Outside Shower     | Auto Door Opener  | Recreation/Family         |
|                    | See Remarks        |                   | Eat-In-Kitchen            |
|                    | Sprinkler System   |                   | Breakfast Nook            |
|                    |                    |                   | Laundry/Utility Room      |
|                    |                    |                   | Florida Room              |
|                    |                    |                   | See Remarks               |
|                    |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded      | Basement                  |
| Cathedral Ceilings | Range              | Window Treatments | Crawl Space               |
| Wood Flooring      | Microwave Oven     |                   |                           |

# Berger Realty

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