

# Berger Realty

Since 1928



Berger Realty, Inc.  
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805 Pittsburgh  
Cape May, NJ 08204

Asking \$1,150,000.00



## COMMENTS

This spacious and fully updated 3 bedroom, 2 bathroom top floor condo in the highly desirable Cape Manor community is truly turn-key and ready for immediate enjoyment. The two level layout offers an open concept design with cathedral ceilings, creating a bright and inviting main living space that flows seamlessly from the kitchen to the dining and living areas. A screened-in porch just off the living room provides additional space to relax, complete with a storage closet perfect for beach gear. The first floor also features two comfortable bedrooms and a full bathroom, while the upper level includes a loft and a private master suite with extra storage. Since 2018, the unit has undergone extensive renovations, including a new kitchen, two remodeled bathrooms, new flooring, new appliances, an electric fireplace, and a screened-in porch. More recent updates within the past two years include a new heat pump, new hot water heater, new dishwasher, new extended kitchen countertops, new backsplash, new paint throughout and mostly new furnishings which are included in the sale. Cape Manor offers a large swimming pool with plenty of lounging space, covered parking, elevator access, and bike racks. The building itself has also been well maintained, with new Hardie board siding installed in 2018 and a new roof added in 2020. Quarterly condo fees cover master hazard and flood insurance, building and pool maintenance, trash, and recycling. Whether you're looking for a primary residence, a vacation home, or an investment property, this beautifully updated and fully furnished condo offers the perfect opportunity to enjoy everything Cape May has to offer.

## PROPERTY DETAILS



ParkingGarage OtherRooms  
1 Car Ask for Brian Kolmer  
Assigned Parking Living Room  
Berger Realty Inc. Kitchen  
109 E 55th St., Ocean City Dining Area  
Call: 609-399-4211 Storage Space  
Email to: bk@bergerrealty.com

Heating Cooling  
Electric Central Air  
Forced Air Ceiling Fan  
Heat Pump

AppliancesIncluded  
Oven  
Microwave Oven



Water  
City

Sewer  
City