

Berger Realty

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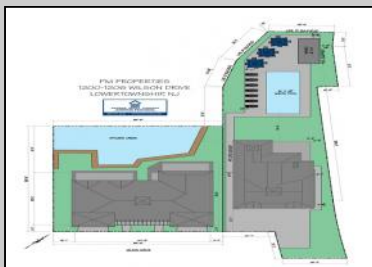
Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

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1204 Wilson
Cold Spring, NJ 08204

Asking \$3,595,000.00



COMMENTS

Waterfront Luxury with Private 55'+ Boat Slip. Savor breathtaking sunsets, sparkling water, and tranquil meadow views from this stunning new-construction, first-floor waterfront condo in Cape May's coveted Schellenger's Landing. Perfectly positioned on Spicer's Creek, this 1,862 sq. ft. residence includes a private 55-foot + boat slip—perfect for a yacht, sportfisher, or luxury cruiser. A bright and airy Great Room features an open kitchen, dining, and living space that frames spectacular water vistas. The chef's kitchen boasts quartz countertops, tile backsplash, custom cabinetry, stainless steel appliances, and a large center island ideal for entertaining. This 5-bedroom, 3-bath home also offers an elevator, private foyer, and garage. Exterior features include James Hardie® Fiber Cement Siding, a covered deck with fiberglass and composite decking, and elegant vinyl railings. Residents enjoy a resort-style gunite pool with cabana and beautifully landscaped common areas. Just steps or a short golf-cart ride away are Cape May's premier marinas, award-winning restaurants, boutique shops, and pristine beaches. Whether casting off from your private slip, enjoying a sunset cruise, or lounging poolside, Spicer's Creek delivers the ultimate coastal lifestyle.

PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances	Included
	Fireplace		Garage	Living Room		Range
	Kitchen Island		1 Car	Dining Room		Oven
	Hardwood Floors		Assigned Parking	Kitchen		Self-Clean Oven
			Concrete Driveway	Laundry/Utility Room		Microwave Oven
			Ask for David P. Berger	Bedroom		Refrigerator
			Berger Realty Inc	Storage Space		Dryer
			109 E 55th St., Ocean City			
			Call: 609-399-4211			
			Email to: dph@bergerrealty.com			
		Cooling		Hot Water		
		Central Air		Gas		
		Electric				
		Ceiling Fan				

