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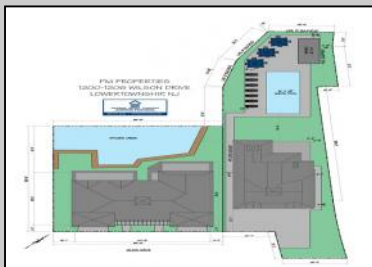


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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1204 Wilson
Cold Spring, NJ 08204

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	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 James Gray #111111		Refrigerator
	Berger Realty Inc		Dryer
	3160 Asbury Avenue, Ocean City		Washer
	Call: 609-399-0076		Stove
	Email to: jgh@bergerrealty.com		
Cooling	Hot Water		
Central Air	Gas		
Electric			
Ceiling Fan			