

Berger Realty

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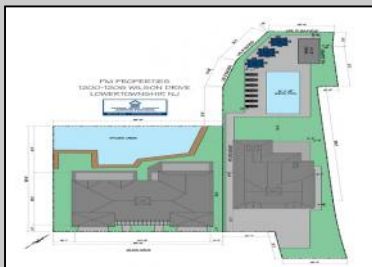


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



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
					Great Room		Refrigerator
					Storage Space		Dryer
							Washer
							Gas
							Hot Water
							Central Air
							Electric
							Ceiling Fan



Ask for Joe Young
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Email to: jty@bergerrealty.com

Cooling
Central Air
Electric
Ceiling Fan



Sewer
City