



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



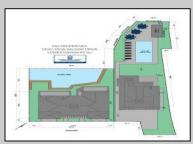
Asking \$3,595,000.00

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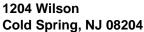














COMMENTS

Lower Township, NJ

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.

UnitFeatures Fireplace Kitchen Island



PROPERTY DETAILS

ParkingGarage OtherRooms

Garage Living Room

1 Car Dining Room

Assigned Parking Kitchen

Concrete Driveway Laundry/Utility Room

Ask for Troy Eggi@reat Room Berger Realty Inc^{Storage Space} 1670 Boardwalk, Ocean City Call: 609-391-0500

Email to: tde@bergerrealty.com
Cooling HotWater

Gas

Central Air Electric Ceiling Fan AppliancesIncluded

Range Oven

> Self-Clean Oven Microwave Oven Refrigerator Dryer



Sewer City