

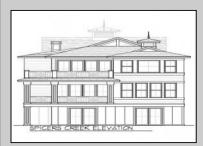


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com













Asking \$3,595,000.00



COMMENTS

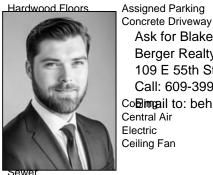
Waterfront Luxury with Private 55'+ Boat Slip. Savor breathtaking sunsets, sparkling water, and tranquil meadow views from this stunning new-construction, first-floor waterfront condo in Cape May's coveted Schellenger's Landing. Perfectly positioned on Spicer's Creek, this 1,862 sq. ft .residence includes 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.

Kitchen

Electric

Gas

UnitFeatures Fireplace Kitchen Island Hardwood Floors



Colimpail to: beh@betogle/arealty.com Central Air Electric Ceiling Fan

Call: 609-399-4211

ParkingGarage

Garage

1 Car

PROPERTY DETAILS OtherRooms AppliancesIncluded Living Room Self-Clean Oven Dining Room Microwave Oven Refrigerator Dining Area Washer Ask for Blake Hallidandry/Utility Room Dryer Berger Realty Inc^{Great} Room Storage Space 109 E 55th St., Ocean City



City