

# Berger Realty

Since 1928



Berger Realty, Inc  
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**1204 Wilson**  
**Lower Township, 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	Self-Clean Oven
	Kitchen Island		1 Car	Dining Room	Microwave Oven
	Hardwood Floors		Assigned Parking	Kitchen	Refrigerator
			Concrete Driveway	Dining Area	Washer
				Bath/Utility Room	Dryer
				Great Room	Dishwasher
				Storage Space	
<p>Ask for Thomas Howard Berger Realty Inc. 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: tph@bergerrealty.com</p>					
	Central Air			Electric	
	Electric			Gas	
	Ceiling Fan				



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