



**104 11th**  
**Lower Township, NJ 08204**

**Asking \$729,000.00**



#### COMMENTS

Welcome to 104 11th Avenue, located in Tranquility Park, the coastal neighborhood nestled along the intracoastal waterway of Cape May between the Cape May and West Cape May bridges surrounded by protected wetlands, preserved woodlands and cool saltwater breezes. Located just off of Exit 0 of the Garden State Parkway, this neighborhood is within close proximity to historic Cape May and the beautiful beaches of the Jersey Cape. 104 11th is an updated classic Cape Cod with coastal charm offering 4 bedrooms, 2 full bathrooms, with an ideal layout for easy living. There is a rear fenced yard with an above-ground pool, a front porch where you can rock in your chairs with a cup of coffee for the morning sunrise and a rear deck, that acts as an exterior living room, providing rest from the afternoon summer sun. Entering the front door you are immediately greeted with a warm and open living area. The galley kitchen has counter seating for 3-4 stools with a custom cherry countertop and plenty of storage. There is a dining room to the rear of the property, adjacent to the kitchen and the living room, that is overlooking the pool, rear deck and fenced in yard, with mature landscaping, and a beautiful crepe myrtle tree. There are two bedrooms on the 1st floor and a full bathroom to share. The 2nd level offers an additional 2 bedrooms and a full bathroom to share with a designated laundry closet. This home is energy efficient with leased solar panels thru 2028 that cost \$151.86/month where in return your electric bill is, on average, less than \$20/month. 104 11th is located in an ideal seaside community with convenient access just off of Exit 0 with close proximity to the beautiful beaches of Cape May and Wildwood Crest. 104 11th is a lovingly cared for home that hosted years of the best of memories for this family and their friends to enjoy and now it can be yours to do the same. Property is being sold fully furnished less personal items.

#### PROPERTY DETAILS

|                                      |                                                                                                                               |                                                                         |                                                                                                                               |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | OutsideFeatures<br>Deck<br>Fenced Yard<br>Storage Building<br>Sidewalks<br>Outside Shower<br>See Remarks<br>Above Ground Pool | ParkingGarage<br>Garage<br>Attached<br>Concrete Driveway<br>See Remarks | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Smoke/Fire Alarm | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven                                                              | AlsoIncluded<br>Drapes<br>Curtains<br>Shades                            | Basement<br>Crawl Space                                                                                                       |

# 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](mailto:info@bergerrealty.com)



|                     |                       |              |        |
|---------------------|-----------------------|--------------|--------|
| Refrigerator        | Blinds                |              |        |
| Washer              | Rugs                  |              |        |
| Dryer               | Furniture             |              |        |
| Dishwasher          |                       |              |        |
| Disposal            |                       |              |        |
| Smoke/Fire Detector |                       |              |        |
| Heating             | Cooling               | HotWater     | Water  |
| Gas Natural         | Central Air Condition | Gas- Natural | Public |
| Forced Air          |                       |              |        |
| Sewer               |                       |              |        |
| Public              |                       |              |        |



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jmm@bergerrealty.com](mailto:jmm@bergerrealty.com)

