

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**113 Beachhurst**  
**North Cape May, NJ 08204**

**Asking \$445,000.00**



## COMMENTS

Located just minutes from the Delaware Bay, this move in ready 2-bedroom, 1-bath home features a nice size living room, large eat in kitchen, laundry room and attached garage all on a huge 73 x 161-foot lot. As an added bonus there is an additional Florida room to rear which is currently unheated but could easily be converted to be used as a year round family room or third bedroom. Interior has all been freshly painted, new carpeting in living room and bedrooms, as well as new flooring in kitchen and bath. The exterior was painted and a new garage door with automatic opener installed just a few years ago. Home offers a fantastic location close to local beaches, shopping, dining, as well as all the attractions of Cape May and the Wildwoods and so much more. Whether you are looking for your year-round residence, a vacation getaway, or an investment property, put this North Cape May home on your list.

## PROPERTY DETAILS

|                                                                                                                                                                         |                              |                                                                                       |                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Exterior<br>Asbestos                                                                                                                                                    | OutsideFeatures<br>Sidewalks | ParkingGarage<br>Garage<br>1 Car<br>Attached<br>Auto Door Opener<br>Concrete Driveway | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>Florida Room<br>Storage Attic |
| AppliancesIncluded                                                                                                                                                      | Basement<br>Crawl Space      | Heating<br>Electric                                                                   | Cooling<br>Window<br>Conditioning                                                                    |
| <p>Air</p> <p>Ask for Cynthia Balles</p> <p>Berger Realty Inc</p> <p>3160 Asbury Avenue, Ocean City</p> <p>Call: 609-399-0076</p> <p>Email to: cyn@bergerrealty.com</p> |                              |                                                                                       |                                                                                                      |
| Water<br>City                                                                                                                                                           | Sewer<br>City                |                                                                                       |                                                                                                      |

