



**35 First  
Cape May, NJ 08204**

**Asking \$2,750,000.00**



#### COMMENTS

This once in a lifetime beach block Victorian is an amazing opportunity. This beautiful house boasts approximately 3000 square feet and effortlessly blends historic charm with modern coastal living all on a coveted beach block. The residence offers ample space for family gatherings, summer entertaining or year round living. There are six bedrooms with three and one half baths. The main level offers tall ceilings and hardwood floors featuring a living room, dining room, bedroom with a bonus room, full eat in kitchen with a dining area and a family room. The family room leads to a large back porch that is great for outdoor entertainment and peaceful enjoyment. The second level features hardwood floors, three bedrooms and two full baths. The master suite is over sized with a full bath and privacy from the rest of the home. The third floor has a kitchen, living room and two bedroom that could serve as guest quarters with a separate entrance. The exterior has a magnificent wrap around porch that is perfect for an outdoor oasis. There is a private driveway with off street parking for six or more cars which is a major benefit that this home offers. Whether you're envisioning a summer retreat or a full time residence, this elegant Victorian gem combines the charm of yesteryear with the conveniences and space needed for modern beach side living.

#### PROPERTY DETAILS

|                                                         |                                                                                                        |                                                                              |                                                                                                              |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior<br>Block<br>Brick                              | OutsideFeatures<br>Porch<br>Sidewalks                                                                  | ParkingGarage<br>See Remarks                                                 | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Recreation/Family<br>Eat-In-Kitchen<br>Breakfast Nook |
| InteriorFeatures<br>Cathedral Ceilings<br>Wood Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | AlsoIncluded<br>Drapes<br>Curtains<br>Partial Furniture<br>Window Treatments | Basement<br>Crawl Space                                                                                      |
| Heating<br>Gas Natural                                  | Cooling<br>Central Air Condition                                                                       | HotWater<br>Gas- Natural                                                     | Water<br>Public                                                                                              |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Multi Zoned

Sewer  
Public



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

