



**104 Atlantic  
West Cape May, NJ 08204**

**Asking \$1,859,999.00**



**COMMENTS**

Looking for a newly renovated Beach House in Cape May or an Investment property then look no more. Bring your Beach Bag and bathing suit to this West Cape May Custom built home that is move in ready with plenty of time to still enjoy the beach as well as all the Island has to offer while we transition into Fall enjoying the year-round activities. "The Spotted Sandpiper Cottage" at 104 Atlantic Avenue is lovingly used as a Part time rental property where it has brought in over \$90,000 in income each of the past 2 years with the family still enjoying 5 peak summer weeks themselves. The home is the best of both worlds, tucked away on a quiet street but also in the heart of the West Cape May restaurant district. Centrally located, it is 1.5 blocks from popular West Cape May restaurants, a short walk to the Washington Street Mall, Bird Sanctuary, and Cove Beach, or a quick bike ride to Beach Plum farm, wineries, the lighthouse, and Sunset beach. This spacious, newly updated, Coastal style home with nearly 2,600 sq ft. is appointed with 4 bedrooms and 2.5 baths which were all fully renovated in 2025. The large primary bedroom has plenty of room for a home office, massive walk-in closet and has a gorgeous spa-like bathroom. Three additional well-appointed coastal themed bedrooms occupy the second floor. The Generously sized, fully equipped eat-in kitchen with granite counters, and new (2024) stainless-steel appliances is ideal for entertaining all year. The separate dining room seats an additional 10 people for large holiday gatherings. Two large living rooms, one with a gas fireplace, are perfect for cozy nights playing board games with friends and family after a long day. When you're not out enjoying and exploring the town, park your cars on the Paver driveway (parking for 4 easily) and relax on the enormous wrap-around front porch. You can hear the sound of the ocean on quiet evenings while dining on your custom bluestone slate patio in the fenced back yard. With an Outdoor shower, Fenced in Rear Yard, multi-zone Rachio smart irrigation and sprinkler system, Professional Landscaping and lighting, you may not want to leave once you arrive. New water heater and dual zone HVAC (2023) leave nothing left to do except relax. Experience all that Cape May has to offer in this beautiful, updated home close to all the action

**PROPERTY DETAILS**

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl    | Patio           | Parking Pad   | Living Room          |
|          | Deck            | 4 car parking | Dining Room          |
|          | Porch           |               | Kitchen              |
|          | Grill           |               | Den/TV Room          |
|          | Fenced Yard     |               | Eat-In-Kitchen       |
|          | Sidewalks       |               | Dining Area          |
|          | Outside Shower  |               | Laundry/Utility Room |

# 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)



InteriorFeatures  
Fireplace- Gas  
Wood Flooring  
Kitchen Island  
Beverage Refrigerator

AppliancesIncluded  
Range  
Oven  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher

AlsoIncluded  
Curtains  
Shades  
Blinds  
Partial Furniture  
See Remarks

Heating  
Gas Natural

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Gas- Natural

Water  
Public

Sewer  
Public



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

