



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

Asking \$1,799,999.00



COMMENTS

Location Location Location and Amazing opportunity to Own your own Beach HOuse or investment property a few blocks from the Beach 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. Lovingly cared for and sadly outgrown by the family, who completed upgrades galore since purchasing. "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

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	4 car parking	Living Room	Fireplace- Gas
Deck		Dining Room	Wood Flooring
Porch		Kitchen	Kitchen Island
Grill		Den/TV Room	Beverage Refrigerator
Fenced Yard		Eat-In-Kitchen	
Sidewalks		Dining Area	

Berger Realty

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Outside Shower

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

HotWater
Gas- Natural

AlsoIncluded
Curtains
Shades
Blinds
Partial Furniture
See Remarks

Water
Public

Laundry/Utility Room

Heating
Gas Natural

Sewer
Public

Cooling
Central Air Condition
Ceiling Fan



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