

# Berger Realty

Since 1928



Ocean 17  
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158 A Fishing Creek  
North Cape May, NJ 08204

Asking \$689,000.00



#### COMMENTS

New Construction Opportunity! Be part of the process with this to-be-built custom modular ranch home situated on just under a half-acre lot. The proposed plan features approximately 2,000 +/- square feet of thoughtfully designed living space, including 3 bedrooms and 2 full baths. Highlights include a spacious open-concept layout, modern kitchen and dining areas, and a comfortable primary suite with walk-in closet and tiled shower. Home features luxury vinyl plank flooring, Custom kitchen with stainless steel appliances. This home is being offered with a proposed floor plan, but additional designs and custom options are available to suit your lifestyle and needs. Work directly with the builder to personalize details and finishes or choose an alternative plan that best fits your vision. A rare opportunity to secure a brand-new home in a desirable setting with the flexibility to create the home of your dreams.

#### PROPERTY DETAILS

|          |                           |                   |                           |
|----------|---------------------------|-------------------|---------------------------|
| Exterior | Other Rooms               | Interior Features | Appliances Included       |
| Vinyl    | Living Room               | Smoke/Fire Alarm  | Range                     |
|          | Dining Room               | Vinyl Flooring    | Microwave Oven            |
|          | Kitchen                   |                   | Refrigerator              |
|          | Den/TV Room               |                   | Dishwasher                |
|          | 1st Floor Primary Bedroom |                   | Stainless steel appliance |
|          | Laundry Closet            |                   |                           |



Ask for Laryn Criscoli  
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Hot Water  
Electric

