



**1242 Rt 109**  
**Cape May, NJ 08204**

**Asking \$1,890,000.00**



**COMMENTS**

Welcome to your perfect South Jersey getaway! This beautifully constructed 2023 home offers stunning water views of the marina and comes fully furnished, making it move-in or rental ready. Located just 1.5 miles from the beach and steps away from local favorite restaurants, this property combines convenience with coastal charm. Inside, the open-concept upstairs features a bright and modern kitchen with an island, seamlessly flowing into the dining area and living room—ideal for entertaining or relaxing after a day by the shore. Downstairs, you'll find well-appointed bedrooms with a washer and dryer conveniently located nearby, plus a full basement with a one-car garage for extra storage and parking. Whether you're looking for a personal retreat, an investment opportunity, or a turn-key Airbnb, this home checks every box.

**PROPERTY DETAILS**

|                                                                                                                                             |                                                                                                                                                                                    |                                             |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                           | OutsideFeatures<br>Deck                                                                                                                                                            | ParkingGarage<br>Garage<br>Auto Door Opener | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>1st Floor Primary Bedroom |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel<br>appliance | AlsoIncluded<br>Blinds<br>Rugs<br>Furniture | Basement<br>Full<br>Outside Entrance<br>Plumbing<br>Masonry Floors/Wall                                  |
| Heating<br>Gas Natural<br>Forced Air                                                                                                        | Cooling<br>Central Air Condition                                                                                                                                                   | HotWater<br>Gas- Natural                    | Water<br>City                                                                                            |

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



Sewer  
City



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

