



**755 Route 9  
North Cape May, NJ 08204**

**Asking \$250,000.00**



#### COMMENTS

Move-In Ready! Welcome to 755 Route 9, F-6, located in the highly desirable 55+ community of Cape May Landing, just minutes from Cape May and only 3.2 miles from the beautiful Cape Mays beautiful beaches. This two-bedroom, two-bathroom home is available for year-round living and is a 2014 Sun Model F34 model (F-6) offers all the modern comforts you're looking for. As you approach the home, you're welcomed by a spacious screened-in porch and an outdoor patio, perfect for relaxing or entertaining. Inside, the beautiful living area features stunning custom built-in shelving and crown molding throughout. The kitchen is a chef's dream with granite look countertops, stainless steel appliances, a large center island, and abundant cabinet space, plus a cozy dining area. The primary suite is located at the rear of the home and includes a walk-in closet and a private en-suite bathroom with beautiful cabinetry and elegant finishes. At the front of the home, you'll find the second bedroom with a generous closet and a well-appointed full hallway bathroom. Additional features include Ceiling fans in the living room and bedrooms, Central air conditioning and heating, Private shed for extra storage, Nicely sized yard, Community pool access. This fully furnished, turn-key home is ready for you to move right in. Conveniently located just 3 miles from the Cape May-Lewes Ferry and Bay beaches of North Cape May, and only 8 miles to Wildwood, this location offers easy access to shopping, dining, breweries, Cold Spring Village, marina district, and more. Lot rent for 2025 is \$545/month, which includes water, sewer, trash removal, road and common area maintenance, snow removal within the community, and street lighting. For community details and the required Tenant Application, please refer to the associated documents under \"Cape Landing Information.\"

#### PROPERTY DETAILS

|                                                                             |                                                                                          |                                                |                                                                                                  |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                           | OutsideFeatures<br>Patio<br>Screened Porch<br>In Ground Pool                             | ParkingGarage<br>2 Car<br>Shared Driveway      | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>1st Floor Primary Bedroom |
| InteriorFeatures<br>Walk in Closet<br>Wall to Wall Carpet<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer | AlsoIncluded<br>Furniture<br>Window Treatments | Basement<br>Crawl Space<br>Outside Entrance                                                      |

# Berger Realty

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