

# Berger Realty

Since 1928



Berger Realty, Inc.  
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706 Bennett  
Cape May Court House, NJ 08210

Asking \$472,000.00



## COMMENTS

CURRENTLY UNDER RENOVATION; This Ranch style is poised and ready for YOU to customize and complete the project. Desirable location on a quiet street that is on the EAST SIDE of the Parkway making it less than 4.5 miles to Stone Harbor Beaches, it's charming shopping district that has numerous eateries while also providing quick and easy access to all that Cape May County offers. The plan initiated will provide for 4 bedrooms and 3 bathrooms (2 of these are en-suite style); an open living concept great room that includes the spacious living room and dining area and generous space for the kitchen of your dreams. The adjoining laundry room also includes the brand new electrical service panel, a space saving natural gas on-demand hot water heater, 2 stage water treatment system and plumbing manifold for the all-new PEX water system supply (plumbing 60% roughed in). Brand New Roof installed and New white vinyl siding with Azek Trim & Aluminum (fascia) on-site to finish off the exterior (85-90% complete). Gas HVAC system with all new ductwork installed. Plumbing, Natural Gas Lines, HVAC & Electrical will require final connections; bathrooms and kitchen area to be completed by Buyer.

## PROPERTY DETAILS

|                                                                                                                                              |                                                                                     |                                                                              |                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Vinyl                                                                                                                               | OutsideFeatures<br>Patio<br>Enclosed/Covered<br>Patio<br>Cable TV<br>Outside Shower | ParkingGarage<br>Parking Pad<br>2 Car<br>Concrete Driveway<br>Stone Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Great Room<br>Storage Attic |
| <p>Ask for Lori McCloskey<br/>Berger Realty Inc<br/>109 E 55th St., Ocean City<br/>Call: 609-399-4211<br/>Email to: lam@bergerrealty.com</p> |                                                                                     |                                                                              |                                                                                                            |
| Basement<br>Crawl Space                                                                                                                      | Water Well                                                                          | Gas Natural<br>Forced Air<br>Sewer Public                                    |                                                                                                            |
| Gas- Natural<br>On Demand                                                                                                                    |                                                                                     |                                                                              |                                                                                                            |

