



323 Alexander
Cape May Point, NJ 08212

Asking \$1,799,000.00



COMMENTS

Angell's Point of View: the perfect place to enjoy the tranquility of Cape May Point just 1/2 block away from the beach entrance. Sunset Beach, Fish House Restaurant, and the Sunken Ship are all within walking distance. Also nearby is lovely Lake Lily, Cape May Point State Park and connecting trails, WW2 lookout tower and Higbee Beach Wildlife preserve. Owned by one family, this frame construction home was built by Hawthorne Davis in 2000. Park off street, kick off your flip flops on the front porch and enter into an open concept space. The first level has a kitchen, dining area and living room. There are two bedrooms on the first floor, plenty of closet space, and one full bathroom with a shower/tub combination. The second floor has a loft space, full bathroom with shower/tub combination and the third bedroom. There is also an outside shower and yard space with mature butterfly bushes and native plants. This home is being sold partially furnished less a few personal items. Previously a rental property this home comfortably sleeps 9 guests and was pet friendly. Peak weeks rented at \$3500.00 per week. Tax records show a 50x110 lot size. It is in flood zone AE. Disclaimer: Property square footage is estimated. The approximate 1,993 square feet total comes from a Matterport Pro3 scan and differs from the public tax record value of 1,650 sq. ft. Buyer to verify square footage and all other data prior to submitting an offer.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Deck	2 Car	Living Room
Vinyl	Outside Shower	See Remarks	Kitchen
	See Remarks	Gravel Driveway	Dining Area
			Laundry/Utility Room
			Loft
			1st Floor Primary
			Bedroom
			Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Loft	Range	Partial Furniture	Gas Natural
Skylight	Oven	See Remarks	Forced Air
Wall to Wall Carpet	Microwave Oven	Window Treatments	
Tile Flooring	Refrigerator		
Vinyl Flooring	Washer		
	Dryer		
	Dishwasher		

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