



323 Alexander
Cape May Point, NJ 08212

Asking \$1,800,000.00



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

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