



323 Alexander
Cape May Point, NJ 08212

Asking \$1,799,000.00



COMMENTS

Welcome to 323 Alexander Ave, your enchanting escape in the heart of Cape May Point! Just 14 homes from the sandy path to Alexander Beach, this storybook location puts sunsets, shorebirds, and salty breezes right at your doorstep. Wander to Sunset Beach to glimpse the famous sunken ship, eat at The Fish House, shop The gift shop, a game of mini golf, or stroll nearby beaches, looking for the perfect piece of beach glass or arrow head—everything you love about the Point is just a flip-flop walk away. This cheerful two-story Cape Cod, elevated at 11.5 feet, greets you with sunshine, space, and a wonderfully versatile layout. Step inside to a bright first floor that offers a generous kitchen, open dining area, and a cozy living room perfect for curling up after a day in the surf. Two first-floor bedrooms, abundant closets, a full bath with tub/shower combo, and a must-have beach-house laundry room complete the main level. Head upstairs and discover a delightful loft ready for whatever your imagination dreams up—reading nook, play space, office, or guest retreat. You'll also find a second full bath and a spacious third bedroom with closets galore. Set on a 50' x 100' lot, this property has room for everything: pets bounding around, bikes and kayaks waiting for adventure, butterfly bushes dancing in the breeze, and parking for the whole crew. Lightly used by the owners and a few loyal renters, peak summer weeks currently rent for around \$3,500—with your personal touches, there's excellent potential to elevate that income. Nature lovers will swoon over the location: Lake Lily a few blocks away, Cape May Point State Park and its trails, the WW2 Lookout Tower, Higbee Beach Wildlife Preserve, and of course the iconic Cape May Lighthouse—have you climbed it yet? Cape May and West Cape May a bike ride away to dine, shop and explore the history of the area. With breathtaking sunset views from your front deck, pet-friendly beaches to one side, guarded beaches to the other, and all the coastal magic Cape May Point is known for, this property is ready to capture your heart. Don't let this whimsical seaside opportunity slip away.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	2 Car	Living Room
	Outside Shower	Gravel Driveway	Dining Room
			Kitchen
			Laundry/Utility Room
			Great Room
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Loft	Range	Furniture	Gas Natural

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