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22 Colonial Cape May Court House, NJ 08210

Asking \$325,000.00



COMMENTS

Highest & Best Offers due at 5PM on Thursday 9/25. This delightful Cape Cod is nestled in the heart of Cape May Court House, just off the Garden State Parkway and only minutes from the beautiful beaches of Stone Harbor. Offering 3 bedrooms and 1.5 baths, this home features a flexible layout with a first-floor bedroom that can also serve as a den or office, and two additional bedrooms upstairs. The cozy living room is anchored by a classic wood-burning fireplace, perfect for chilly evenings and adding timeless character to the home with custom wood built-ins. Upstairs, you'll find two spacious bedrooms, one with an adjacent bonus room—ideal for a home office or nursery—along with a full bath. The laundry/mudroom off the kitchen includes a convenient half bath for added functionality. Additional features include a detached 1-car garage with a newer roof (around 2009) with 30-year shingles. A newer heater and air conditioner, installed around 2020, ensure comfort year-round. While the home could benefit from some cosmetic updates, it has great bones and loads of potential. The generous rear yard provides plenty of space for outdoor living, gardening, or entertaining. Though systems have been maintained and key components updated, the property is being sold strictly as-is and priced to sell. This is a wonderful opportunity to add your personal touch and build equity in a well-located, character-filled home just minutes from the shore and local amenities.

PROPERTY DETAILS

Outside Features Sidewalks	Parking Garage 1 Car Detached	Other Rooms Dining Room Laundry/Utility Room	Appliances Included Oven Refrigerator Washer Dryer Dishwasher
			
Ask for Ben Duncan Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: bmd@bergerrealty.com			
Heating Gas Forced Air	Cooling Ceiling Fan		
Sewer Public			

