

# Berger Realty

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



22 Colonial Ave  
Cape May Court House, NJ 08210

Asking \$325,000.00



## COMMENTS

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	Parking/Garage	Other Rooms	Appliances Included
Sidewalks	Garage	Dining Room	Oven
	1 Car	Laundry/Utility Room	Refrigerator
	Detached		Washer
			Dryer
			Dishwasher
			Stove/Hood
			Freezer
			Ice Maker
			Water Filter
			Garment Steamer
			Wardrobe
			Shower
			Tub
			Linens
			Blankets
			Decorative Items
			Lighting
			Paint
			Carpet
			Hardwood
			Tile
			Marble
			Granite
			Stainless Steel
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