



**100 Breakwater
North Cape May, NJ 08204**

Asking \$329,000.00



COMMENTS

A Rare Find in Bayshore Woods – Your Cape May Dream Home Awaits. If you've been searching the Cape May area for that perfect home—only to be discouraged by properties that feel too small, too expensive, or simply in the wrong location—your wait is finally over. 100 Breakwater Terrace is the opportunity that checks all the boxes, and it may not come again anytime soon. Tucked away in Bayshore Woods, a desirable 52+ pet-friendly community, this residence is surrounded by a tranquil nature preserve yet still just minutes from the best of Cape May's seashore lifestyle. Inside, you'll enjoy 3 bedrooms and 2 full bathrooms, a welcoming open-concept kitchen and dining room, a bright and airy living room, and a versatile den perfect for hobbies, guests, or relaxing. Additional conveniences include a laundry room, attached garage, and a screened-in porch—the ideal spot to unwind and enjoy cool breezes without ever leaving home. What makes this home even more unique is the exceptional value it represents. In this community, you own the land. The HOA fee is just \$100 per month, covering water, sewer, trash, and snow removal—providing true peace of mind at a fraction of the cost compared to most Shore properties. A one-time \$1,000 buy-in at closing and a \$150 capital contribution each January and June keep the community well-maintained, without stretching your budget. Imagine mornings on the porch, afternoons exploring nearby beaches, and evenings knowing you've secured one of the few homes in Cape May County that blends affordability, comfort, and location into a single package. Opportunities like this are rare—and when they appear, they don't last long. Dream big, because this is the one you've been waiting for.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Screened Porch	ParkingGarage Garage Parking Pad 2 Car	OtherRooms Den/TV Room Laundry/Utility Room
InteriorFeatures Vinyl Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded Blinds	Basement Crawl Space
Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natural	Water City

Berger Realty

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