

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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**1311B Vermont**  
**Cape May, NJ 08204**

**Asking \$709,000.00**



## COMMENTS

This is your opportunity to own a bright and cheerful quad in Cape May's desirable Village Greene community. Offering two bedrooms, one bath, a spacious living room, well-appointed kitchen, and convenient utility closet with washer and dryer, this home is designed for comfort and easy living. Enjoy the covered front porch and rinse off in the outdoor shower after a day at the beach. Just a short walk from the beach, Cape May Harbor, the marina district, boutique shops, and renowned restaurants, this property puts you in the heart of all Cape May has to offer. With a few personalized updates, you can add tremendous value—whether creating your perfect shore retreat, a full-time residence, or an income-producing rental. Brimming with potential and ideally located for year-round enjoyment, this coastal gem is ready for you to make it your own. Schedule your showing today and start living the Cape May lifestyle!

## PROPERTY DETAILS

|                    |                                |                   |                |
|--------------------|--------------------------------|-------------------|----------------|
| Exterior           | Outside Features               | Parking/Garage    | Other Rooms    |
| Vinyl              | Porch                          | Parking Pad       | Living Room    |
|                    | Cable TV                       | 1 Car             | Eat-In-Kitchen |
|                    | Sidewalks                      |                   | Loft           |
|                    | Outside Shower                 |                   |                |
| Interior Features  | Appliances Included            | Also Included     | Basement       |
| Cathedral Ceilings | Range                          | Drapes            | Crawl Space    |
|                    | Self-Clean Oven                | Curtains          |                |
|                    | Mid-Century Modern             | Partial Furniture |                |
|                    | Dishwasher                     |                   |                |
|                    | Smoke/Fire Detector            |                   |                |
|                    | Stove Electric                 |                   |                |
|                    | Call: 609-399-0076             |                   |                |
|                    | Email to: jmm@bergerrealty.com |                   |                |
|                    | Electric                       | Electric          |                |
|                    | Ceiling Fan                    |                   |                |
|                    | Multi Zoned                    |                   |                |
|                    | Split                          |                   |                |



Ask for Joyce McMahon  
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Call: 609-399-0076



Sewer  
City