

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



753 Route 9
Cold Spring, NJ 08204

Asking \$399,000.00



COMMENTS

Just Minutes from Cape May – Affordable Single-Family Rancher! So close to Cape May you can practically smell the Lobster House! This charming two-bedroom, one-bath single-family rancher offers comfortable living with a spacious living room, dining area, and generously sized closets in both bedrooms. Situated on a 70' x 106' lot, the property includes a storage shed, electric charging area, and a large driveway with ample parking—room enough for a motor coach, boat, multiple cars, or whatever you need. The home was renovated around 2011, with updates including a new approximately 180-foot well, we have city sewer, and HVAC system in 2015. The roof was replaced in approximately 2002, and two disused chimneys were removed during the 2011 remodel—hence the two roof patches. This property is not part of Cape May Landing—it's true single-family home ownership just minutes from the beach, all for under \$400,000. Hop on your electric bike and enjoy the Cape May coastline in no time!

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Storage Building Electric Charger	ParkingGarage See Remarks Vehicle 4 car parking Gravel Driveway	OtherRooms Living Room Kitchen Dining Area 1st Floor Primary Bedroom
AppliancesIncluded Ask for Susan Goe Over Refrigerator Washer Dryer	AlsoIncluded Boiler Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: goe@bergerrealty.com	Basement Crawl Space Outside Entrance	
Cooling Central Air Condition	HotWater Electric		



Sewer
City

