

Berger Realty

Since 1928



Berger Realty, Inc
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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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Storage Building	See Remarks	Living Room
	Electric	Vehicle 4 car parking	Kitchen
	Charger	Gravel Driveway	Dining Area
			1st Floor Primary Bedroom



AppliancesIncluded AlsoIncluded
Ask for Michael Valitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330

Email to: mow@bergerrealty.com
Cooling HotWater
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Basement
Crawl Space
Outside Entrance



Sewer
City