



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$399,000.00

info@bergerrealty.com

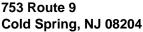














## **COMMENTS**

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 | OutsideFeature  | es ParkingGarage      |
|----------|-----------------|-----------------------|
| Vinyl    | Storage Buildir | ng See Remarks        |
|          | Electric        | Vehicle 4 car parking |
|          | Charger         | Gravel Driveway       |
|          |                 |                       |

AppliancesIncluded

RaAgek for Thomas Hebinas

Living Room Kitchen Dining Area Floor 1st

OtherRooms

**Basement** 

**Crawl Space** 

Outside Entrance

Primary Bedroom



Refrigerator Washer Dry Call: 609-391-1330 Email to: tph@bergerrealty.com HotWater Cooling Central Air Condition Electric

AlsoIncluded

Sewe City