



**3 Hannah
Cold Spring, NJ 08204**

Asking \$979,000.00



COMMENTS

South of the Canal Retreat in Charming Cold Spring Located in a serene and desirable neighborhood known locally as South of the Canal, this spacious and inviting home offers the perfect blend of tranquility and convenience—just minutes from all that Cape Island has to offer. Set on over 1.2 acres of beautifully landscaped grounds with established fruit trees and shrubs, this home is ideal for outdoor living. Multiple outdoor living spaces, including a screened porch and spacious grounds offer lots of options for gardening and play. A two-car garage and shed provide ample storage. The first floor features a generous primary suite, a versatile flex room perfect for a home office or guest space, half bath, dining room and eat-in-kitchen with double sided gas fireplace, laundry room, and two separate sitting areas for relaxation or entertaining all through the year. Upstairs, you'll find two bright and airy bedrooms with charming window seats and a full bath. Freshly painted and ready for your personal touches, this home is ideal for year-round living but would also make a perfect beach retreat.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Screened Porch Storage Building Cable TV	ParkingGarage Garage 2 Car Auto Door Opener Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Den/TV Room Recreation/Family Eat-In-Kitchen Pantry Laundry/Utility Room 1st Floor Primary Bedroom
InteriorFeatures Fireplace- Gas Wood Flooring Smoke/Fire Alarm Storage Wall to Wall Carpet Vinyl Flooring	AppliancesIncluded Range Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stove Natural Gas	Basement Crawl Space	Heating Gas Natural Forced Air

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Cooling
Central Air Condition

HotWater
Gas- Natural

Water
Well

Sewer
Septic



Ask for Joan S. Spencer
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jss@bergerrealty.com

