



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

Berger Realty

• Since 1928 •



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



Cooling
Central Air Condition

HotWater
Gas- Natural

Water
Well

Sewer
Septic



Ask for Patricia (Trish) Spengler
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: pjs@bergerrealty.com

