



**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   |                   |                      |

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