

**317 Stites**  
**Cape May Point, NJ 08212**

**Asking \$2,489,000.00**



#### COMMENTS

New Construction Dutch Colonial with Hardie Board Siding! Your own piece of paradise awaits in this beautifully designed home featuring an open concept first floor with elegant, coffered ceilings spanning the living room, kitchen, and dining areas. The living room centers around a cozy gas fireplace, while a chef's kitchen offers top of the line SS appliances, an island with a beverage cooler and sink, and a dining area that opens to a bright sunroom. The highly desirable first floor primary suite includes a private en suite bath, and the main level also features a welcoming foyer, powder room, and a convenient mudroom/laundry room with a washer and dryer. An attached carport provides covered parking. Upstairs, you'll find a second primary bedroom with en suite bath, three additional guest bedrooms, and a full hall bath. Outdoor highlights include a brick patio, 12x8 storage shed, fully landscaped yard with an in-ground sprinkler system, covered front porch, and outdoor shower. Additional features include central air, natural gas heat, and high-quality finishes throughout. Appliances include a gas range, microwave, beverage cooler, French door refrigerator, washer, and dryer.

#### PROPERTY DETAILS

|                       |                     |               |                           |
|-----------------------|---------------------|---------------|---------------------------|
| Exterior              | OutsideFeatures     | ParkingGarage | OtherRooms                |
| Shingle               | Patio               | Carport       | Living Room               |
| Vinyl                 | Porch               | 1 Car         | Dining Room               |
| Hardie Board          | Fenced Yard         | Attached      | Kitchen                   |
|                       | Storage Building    |               | Dining Area               |
|                       | Outside Shower      |               | Laundry/Utility Room      |
|                       |                     |               | Storage Attic             |
|                       |                     |               | 1st Floor Primary Bedroom |
| InteriorFeatures      | AppliancesIncluded  | Basement      | Heating                   |
| Cathedral Ceilings    | Range               | Crawl Space   | Gas Natural               |
| Fireplace- Gas        | Oven                |               | Forced Air                |
| Wood Flooring         | Microwave Oven      |               |                           |
| Smoke/Fire Alarm      | Refrigerator        |               |                           |
| Fireplace- Wood       | Washer              |               |                           |
| Tile Flooring         | Dryer               |               |                           |
| Kitchen Island        | Dishwasher          |               |                           |
| Beverage Refrigerator | Disposal            |               |                           |
|                       | Smoke/Fire Detector |               |                           |
|                       | Stainless steel     |               |                           |

# Berger Realty

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