



69 Beach
Cape May Court House, NJ 08210

Asking \$925,000.00



COMMENTS

Experience luxury coastal living in this one-of-a-kind waterfront home, perched directly on the beach with breathtaking panoramic views of the Delaware Bay. From sunrise reflections to the most amazing sunsets, this home delivers tranquility and sophistication. This quintessential bay front home experienced an extensive interior and exterior renovation in 2022-2023 which included the demo and reconstruction of the 2nd floor and interior renovation of the 1st floor. A new brick paver driveway leads to a coastal design exterior featuring glass rails for unobstructed views on both sides of the house with gated sections securing children and pets. The Ebay (Japanese Mahogany) decking and glass-bottom area on the beach side deck provide a truly unique way to see the water beneath your feet. Custom outdoor benches with cushions create an ideal seaside lounge. The antique cypress wood outdoor shower with carved wave details adds to the coastal charm of this property. Inside you'll find luxury Pergo vinyl flooring, custom lighting throughout and Quartz countertops and backsplash. The open kitchen area features all new appliances including a Bosch washer and dryer. The home is equipped with spray insulation, a new high velocity HVAC system and LED dimmable lighting. The primary bedroom offers sweeping bay views from your bed and a custom closet with built-in shelving. The spa-like full main bath features a floating vanity, vessel sink, glass shower doors and contemporary fixtures. This bath also has a generously sized linen closet. The 2nd bedroom features large windows for more massive water views. The home office doubles as a quest space that the owners use as extra sleeping quarters. Additional amenities throughout the home include custom Sun window shades, a half bath on the 1st floor with designer finishes, ample attic space (climate controlled), and accent lighting along soffits for evening ambience. Just step outside and at high tide you can fish or crab right off of your private deck, end your day paddle boarding at sunset or just relax after a day at any of the nearby beaches. Just minutes from Stone Harbor, Avalon, the Wildwoods, Cape May and nearby towns, you'll enjoy the best of both worlds – fine dining and entertainment close by, with peaceful seaside living when you return home. Wake up to the sound of waves, enjoy the glow of the sunsets, this special home is an ultimate Delaware Bay retreat. *Last 5 photos are some of the renovation photos.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Deck	Parking Pad	Living Room	Microwave Oven
Porch	See Remarks	Dining Room	Refrigerator
Bulkhead	4 car parking	Kitchen	Washer
Cable TV		Storage Attic	Dryer
Outside Shower			Dishwasher
			Smoke/Fire Detector

Berger Realty

• Since 1928 •



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

✉ oc17@BergerRealty.com



Stove Electric

AlsoIncluded
Shades
Furniture

Heating
Electric

Cooling
Central Air Condition
Ceiling Fan

HotWater
Electric

Water
Well

Sewer
Septic



Ask for Troy Eggie
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: tde@bergerrealty.com

