



**1203 Rosehill  
North Cape May, NJ 08204**

**Asking \$1,100,000.00**



#### COMMENTS

OPEN HOUSE THIS SATURDAY (12/13) from 10am-12pm. Welcome to 1203 Rosehill Parkway, an exceptional coastal retreat that seamlessly combines luxury, comfort, and seaside sophistication, just a short stroll from the Delaware Bay. Framed by lush landscaping, a captivating façade, and a custom saltwater in-ground pool, this home makes a striking impression from the moment you arrive. A charming screened-in porch welcomes you, perfect for morning coffee or relaxing in the gentle coastal breeze, while a classic porch swing offers an additional spot to unwind and take in the surroundings. Inside, the open-concept kitchen and living area are bathed in natural light from oversized windows, highlighting gleaming hardwood floors and intricate custom moulding that accentuate the home's timeless character. The gourmet kitchen is a chef's dream, featuring shaker-style cabinetry, quartz countertops, and matte white Café Collection appliances and a high-end built-in wine refrigerator for the perfect touch of luxury and convenience. A spacious center island anchors the space, ideal for casual meals or sophisticated entertaining. Every detail reflects thoughtful design and quality craftsmanship, creating a seamless flow between living spaces. Tucked at the rear of the home, the bedrooms offer privacy and tranquility. The primary suite is a true sanctuary, complete with a luxurious ensuite bathroom boasting spa-like features and designer touches. Additional bedrooms are equally elegant, providing comfort and relaxation for family or guests. Step into your private backyard oasis, featuring a custom saltwater gunite pool with a built-in sundeck and elegant tile detailing. Perfect for lounging or entertaining, this luxurious pool is complemented by a convenient outdoor shower and a fully fenced yard, creating a private, resort-like retreat for family and guests. From its timeless craftsmanship to its modern amenities, every element of this property has been carefully curated to offer enduring beauty and functionality. 1203 Rosehill Parkway is more than a residence. It's a statement of refined living, a serene coastal escape, and the perfect canvas for the lifestyle you've always imagined in North Cape May.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	2 Car	Living Room
	Enclosed/Covered	Concrete Driveway	Kitchen
	Patio		Pantry
	Screened Porch		Laundry/Utility Room
	Fenced Yard		1st Floor Primary
	Sidewalks		Bedroom
	Outside Shower		
	In Ground Pool		

# Berger Realty

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



InteriorFeatures  
Wood Flooring  
Kitchen Island

AppliancesIncluded  
Oven  
Microwave Oven  
Refrigerator  
Dishwasher  
Disposal  
Stove Natural Gas  
Wine Cooler

Basement  
Crawl Space

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)

