

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2529 Cologne  
Mays Landing, NJ 08330

Asking \$525,750.00



## COMMENTS

\*\*\*MAYS LANDING NEW LISTING ALERT\*\*\*4 BED 2 FULL BATH CAPE COD\*\*\*HIGH VELOCITY CENTRAL AIR\*\*\*NATURAL GAS ON SITE\*\*\*2 HORSE STALLS IN GARAGE\*\*\*SAVE WITH \$OLAR FIELD\*\*\*BASEMENT\*\*\*NEWER SINGLE LAYER ROOF\*\*\*HUGE CLEARED ACREAGE IN REAR\*\*\*5.47 ACRES\*\*\*315'x767'\*\*\*STAMPED CONCRETE PATIO @ REAR\*\*\*FENCE AROUND ENTIRE REAR PERIMETER\*\*\*CHICKEN COOP SHED IN REAR\*\*\*NEWER WELL EJECTOR PUMP, BLADDER TANK, POWER VENT WATER HEATER\*\*\*REAR OF PROPERTY ABUTS STATE LAND\*\*\*2024 TAXES \$6,372\*\* Careless Whispers @ Cologne-Tranquility is bountiful in this delightful Cape Cod nestled on 5.47 acres in the Mays Landing section of Hamilton Township! Large u-shaped paved driveway offers easy access to the garage & home, along with offering an abundance of parking. Pride in ownership is evident immediately as you pull up to this charming Cape. Upon entering this home, you are invited instantly with its unique & charming layout. Kitchen offers cathedral ceilings with expose wood beams. This adds depth and drama to this space which also offers a commercial grade oven/stove combo with griddle cooktop! Skylight above truly drenches this space in natural light. Dining room features wood flooring. Family room offer wood burning stove. Adjacent, you will find a 1st floor bedroom at rear with full closet and door this could be used for so many other possibilities, in-home office, playroom, workout room! Full bath on this floor offers shower with custom tile to ceiling. 2nd floor boasts three comfortably sized bedrooms along with an inviting bathroom. Attic offers storage with some boards down for convenience. Detached insulated door, electric opener & 2 horse stalls! They can be easily removed is leased in Mar 14 of 20 @ \$230/month.

## PROPERTY DETAILS

Outside Features  
109 E 55th St., Ocean City  
Call: 609-399-4211

Email to: mkj@bergerrealty.com

Heating  
Gas-Propane  
Hot Water  
Radiator

ParkingGarage  
Detached Garage



Water  
Well

Sewer  
Septic