

# Berger Realty

Since 1928



Berger Realty, Inc.  
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6 Pierces Point Road  
Cape May Court House, NJ 08210

Asking \$1,300,000.00



## COMMENTS

**WATERFRONT & BEACHFRONT**-The hidden secret PARADISE for water lovers in South Jersey. **UNIQUE** opportunity to purchase a dream home on the Delaware Bay with breathtaking **SUNSET** views! This property features private beaches for your family to enjoy fishing, kayaks, swimming, crabbing, jet skis, the fun is endless. Let's get you here for the summer fun! Minutes to Cape May Court House restaurants and shopping, and so close to the Ocean Beaches, Boardwalks, & Marina spots too. This beautiful 3 story home features 4 BR, 3 BA approx. 2,925 sq ft. The multi-level concept is perfect for kids & adults to enjoy their own space. Multiple decks with water views, 1st floor living w/ wet bar/kitchenette, 2nd fl. FR with fireplace & updated kitchen, sunroom overlooking the water, 3rd fl. loft area/BR, hot tub/swim spa under the covered patio with fenced yard for the doggies, & outside shower. Also, includes a detached garage with finished 2nd fl w/heat & air & storage on the 1st fl for all your water toys. The **HIGH** elevation raises this property **OUT** of the flood zone and no need for Flood insurance. Survey & flood report in Assoc docs.

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                   |                                  |                                                                                                    |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower<br>Porch Enclosed<br>Whirlpool/Spa                                       | ParkingGarage<br>Detached Garage | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Loft<br>Recreation/Family<br>Storage Attic |
|  | Ask for Chris Warren<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: caw@bergerrealty.com |                                  |                                                                                                    |
|                                                                                     | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer                                     | Basement<br>Crawl Space          | Heating<br>Gas Forced Air                                                                          |
| Central                                                                             | HotWater<br>Electric                                                                                                              | Water<br>Well                    | Sewer<br>Septic                                                                                    |

