

# Berger Realty

Since 1928



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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 Vinyl	OutsideFeatures Deck Fenced Yard Outside Shower Porch Enclosed Whirlpool/Spa	ParkingGarage Detached Garage	OtherRooms Eat In Kitchen Laundry/Utility Room Loft Recreation/Family Storage Attic
	Ask for Troy Eggie Berger Realty Inc. 1670 Boardwalk, Ocean City Call: 609-391-0500 Email: <a href="mailto:tde@bergerrealty.com">tde@bergerrealty.com</a>		
	Appliances Included Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Basement Crawl Space	Heating Gas Forced Air
	HotWater Electric	Water Well	Sewer Septic
			