

Berger Realty

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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 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 Tom Melchionni Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: tom@bergerrealty.com		
	Appliances Included Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Basement Crawl Space	Heating Gas Sewer Septic
Central	HotWater Electric	Water Well	

