



506 Hagen Rd
Cape May Court House, NJ 08210

Asking \$657,000.00



COMMENTS

****Split-Level Stone-Front on 5.34 Acres — Subdividable VR Lot**** They don't make them like this anymore. This spacious split-level with classic stone front offers ~2,500 sq ft, 3 bedrooms, 2.5 baths, and an office. Inside: a large tiled family room with stone-walled fireplace/wood-burning stove opening to a screened porch; living room with stone-front gas fireplace and adjoining dining room; eat-in kitchen; and a laundry room off the family room. The primary bedroom has a walk-in closet and private deck overlooking the grounds. A two-car garage, horseshoe driveway, and gutter leaf protection add convenience. Outdoor living shines: expansive deck, bocce court, fire-pit with benches, walking trails, multiple seating areas, and five outbuildings (two-story shed w/ electric, another w/ electric + heat, a shed w/ chicken coop, an additional shed, and a greenhouse). ****Zoned VR (Village Residential), which permits *residential agriculture*—including keeping livestock such as horses—subject to Township regulations; buyers to verify intended use with zoning.**** ****Subdivision potential:**** Minimum lot size appears to be 35,000 sq ft with typical 100'x200' dimensions. With removal of the existing house, the property would appear to conform to a 4-lot subdivision; with the existing house, a flag lot may be possible. *(Buyer is solely responsible for all due diligence—surveys, engineering, zoning verification, subdivision approvals, utilities, and permits. Neither seller nor broker make representations or guarantees regarding feasibility.)* ****Or simply keep all 5.34 acres as your private sanctuary. Sale is **AS-IS**** Seller will make no repairs. A rare blend of strong bones, endless potential, and a setting that feels like a wooded retreat—yet only ~15 minutes to Sea Isle City or Avalon. Schedule your private tour today.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Deck	Attached Garage	Dining Room
Stone	Porch	Two Car	Eat In Kitchen
Vinyl	Porch Screened		Laundry/Utility Room
			Recreation/Family
			Storage Attic
AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	Crawl Space	Baseboard	Wall Units
Dryer		Electric	Window Units
Electric Stove		Forced Air	
Microwave		Gas-Natural	
Refrigerator		Gas-Propane	
Washer			

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



HotWater
Gas

Water
Well

Sewer
Septic



Ask for Blake Halliday
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: beh@bergerrealty.com

