



**506 Hagen Rd
Cape May Court House, NJ 08210**

Asking \$657,000.00



COMMENTS

Split-Level Stone-Front Home on 5.34 Acres – Subdividable Village Residential Lot-- They don't make them like this anymore. This spacious split-level home with a classic stone front offers over 2,500 sq. ft. of living space with 3 bedrooms, 2.5 baths, plus an office. Inside you'll find a large, tiled family room with a stone-walled fireplace with a wood burning stove. The family room opens directly to a large screened-in porch. The living room features a stone front, gas fireplace, an adjoining dining room. The spacious kitchen features an eat-in area. The laundry room is off of the family room. The primary bedroom has a large walk-in closet and private deck overlooking the grounds. A two-car garage and plenty of parking with a horseshoe driveway add to the convenience. Outdoor living is exceptional with an expansive deck, bocce court, fire pit area with benches, walking trails, and multiple seating areas throughout the property. The grounds also feature five outbuildings: a two-story shed with electric, another with electric and heat, a shed with a chicken coop, a separate shed, and a greenhouse. As the property currently sits with one house on the 5.34 acres, horses are permitted. Zoned Village Residential, the property offers tremendous development potential, with a minimum lot requirement of 35,000 sq. ft. each and 100'x200' dimensions. If you're considering redevelopment—with the removal of the house—the property would be conforming to a 4-lot subdivision, per zoning. Leaving the existing house, per zoning, it looks like you might be able to get a flag lot. Buyers are responsible for their own due diligence with surveys, engineering, zoning, and approvals. Or, simply keep all 5.34 acres as your own sanctuary. Sale is being offered strictly as-is. If you've been searching for a home with strong bones, endless potential, and a setting that blends nature with shore living—this is it. Set on 5.34 acres, the property feels like a private retreat in the woods yet is just 15 minutes to Sea Isle City or Avalon—truly the best of both worlds. Schedule your private tour today!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Deck	Two Car	Dining Room
Stone	Porch	Attached Garage	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	

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Refrigerator
Washer

Gas-Propane

HotWater
Gas

Water
Well

Sewer
Septic



Ask for Chris Warren
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: caw@bergerrealty.com

