



**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

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

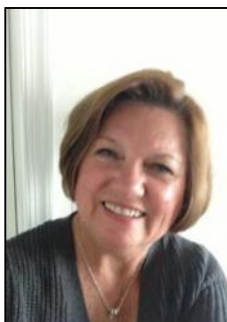
Refrigerator  
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Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

