



645 Hughes St  
Cape May, NJ 08204

Asking \$3,695,000.00



#### COMMENTS

This iconic showcase home, referred to as the Joseph Hall Cottage, is widely recognized as one of Cape May's most beautiful and desirable properties. Ideally situated on Cape May's most sought-after Hughes Street, this location offers the perfect blend of charm, serenity, and proximity to all of Cape May's attractions, including the beach, Washington Street Mall, Dining, and cultural destinations. Spanning 2,837 square feet over three stories, this gracious residence offers 4 bedrooms, 3 full bathrooms, and a powder room, seamlessly blending 19th-century elegance and charm with 21st-century luxury and convenience. A major renovation in 2010 — including all new mechanical systems, professionally designed kitchen and bathrooms (two with heated tile floors) ensures lasting comfort and function, while original hardwood flooring, stained glass windows, stunning woodwork, bay windows, and pocket doors preserve the home's rich character. Upstairs, the second floor features a beautifully designed, serene master suite with ample closet space and a luxurious ensuite bath (featuring dual vanities set upon a premium granite countertop, a large designer tile shower, and a private water closet), as well as a comfortable guest bedroom, a beautifully tiled second full bath, and a comfortable and convenient sitting room. The third floor provides two additional bright, cheery bedrooms, and a stunning third full guest bath complete with a stylish tiled shower and original clawfoot tub. Significant upgrades include a 3-zone A/C system, a 5-zone heating system, a new boiler and hot water storage tank, and new electric and plumbing lines throughout. The exterior showcases a brand new, fully rebuilt, solid mahogany front porch, professional landscaping, a cost-effective irrigation well with a new pump, and a gas line plumbed for outdoor grilling. A large hot/cold outdoor shower is conveniently located off the laundry room — perfect after a day at the beach. At the rear of the large lot, a rare piece of Cape May history awaits: the original two-seat "privy", converted long ago to serve as the shed — an exceedingly rare find. The oversized hardscape driveway/parking area accommodates at least seven vehicles, a true luxury in this prime downtown location. The picturesque Joseph Hall Cottage has been widely featured in countless publications over the years, both local and national. Art lovers will appreciate that renowned artist Thomas Kinkade was inspired by this very home, producing a painting titled "Victorian Autumn", a print of which is displayed in the dining room. Whether you're seeking a primary residence, a grand vacation retreat, or a showpiece in your portfolio, this one-of-a-kind home is your ideal choice in historic Cape May. Call today for additional information or to schedule a private tour!

#### PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms                    |
|----------|-----------------|---------------|-------------------------------|
| Wood     | Patio<br>Porch  | None          | Breakfast Nook<br>Den/TV Room |

# Berger Realty

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|                                                                               |                                                                                               |                                                                          |  |                                                                               |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--|-------------------------------------------------------------------------------|
|                                                                               |                                                                                               | Shed<br>Sidewalks<br>Sprinkler System<br>Enclosed      Outside<br>Shower |  | Dining Room<br>Laundry/Utility Room                                           |
| InteriorFeatures<br>Carbon      Monoxide<br>Detector<br>Kitchen Center Island | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Basement<br>Crawl Space                                                  |  | Heating<br>Baseboard<br>Forced Air<br>Gas-Natural<br>Hot Water<br>Multi-Zoned |
| Cooling<br>Central<br>Multi-Zoned                                             | HotWater<br>Gas                                                                               | Water<br>Public                                                          |  | Sewer<br>Public Sewer                                                         |



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