



**44 Harbor Cv
Cape May, NJ 08204**

Asking \$2,985,000.00



COMMENTS

Cape May Harbor Village and Yacht Club is a distinctive waterfront community featuring a private 2-acre park, tennis/pickleball court, and a marina where each homeowner owns a 35' boat slip for personal use or rental. The association maintains the expansive common courtyard, boathouse with bathroom facilities, marina, park, and courts, as well as individual lawn care, including grass cutting, edging, and trimming. Welcome to this beautifully designed, custom three-story upside-down home—crafted to highlight sweeping harbor views and provide effortless access to both the marina and the nearby harbor beach. The residence offers four bedrooms, two flexible bonus rooms plus an office, three full bathrooms, a half bath, and generous indoor and outdoor living areas suited for year-round enjoyment. First Floor: A welcoming wraparound porch leads into a spacious entrance hall with a winding staircase and a convenient elevator to the upper levels. This floor includes a den with deck access, three bedrooms, two full bathrooms—both with tiled showers and one with a tub—ample closets throughout, and a large laundry room. Second Floor: The main level opens to a dramatic great room with cathedral ceilings, abundant natural light, and sweeping water views. The open-concept layout seamlessly connects the living room with gas fireplace, dining area, and a chef's kitchen featuring granite countertops, a large center island, and extensive workspace. A generous water-view deck wraps around the living area, creating an effortless indoor-outdoor flow ideal for entertaining. A hall half bath serves this level. The west-side master suite includes a walk-in closet and an expansive bathroom with dual sinks, a jetted tub, and a large tiled walk-in shower. Third Floor: The top floor is dedicated to an open great room with a pool table and a private cupola-covered deck overlooking Cape May Harbor. This level also includes a closet and a pocket door that encloses the office area, all surrounded by impressive views. Exterior Features: The property includes a two-car detached garage with storage, an outdoor ramp from the driveway to the home, a paver driveway, an assigned boat slip, and wraparound porches on the first and second floors. The third floor's private balcony offers another vantage point for stunning harbor sunsets. Lush, meticulously maintained grounds further enhance the community's serene, park-like ambiance. The home is being sold mostly furnished and provides exceptional indoor/outdoor living with close proximity to the beach—all within one of Cape May's most sought-after waterfront enclaves. HOA & Fees: Quarterly HOA Fee: \$2,120 (includes landscaping and maintenance of all shared amenities). Annual Capital Reserve Assessment: \$3,000 per property due March 1, 2026. Home rental is not permitted of any kind. View 3D Tour here, <https://my.matterport.com/show/?m=tT1UuTcvTYm&mls=1>

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Boat Slip	Auto Door Opener	Den/TV Room

Berger Realty

Since 1928



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



Vinyl	Deck Outside Shower Porch Sidewalks Sprinkler System	Detached Garage	Dining Area Dining Room Eat In Kitchen Great Room Laundry/Utility Room Library/Study Recreation/Family
InteriorFeatures Cathedral Ceiling Elevator Kitchen Center Island Security System Walk In Closet	AppliancesIncluded Burglar Alarm Dishwasher Disposal Dryer Gas Stove Intercom Microwave Refrigerator Washer	AlsoIncluded Fireplace Equipment	Heating Forced Air Gas-Natural Multi-Zoned
Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public	Sewer Public Sewer



Ask for Dale Collins
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: djc@bergerrealty.com
<http://www.BADERCOLLINS.com>

