



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



236 Roseann, North Cape May, NJ, 08204

Price \$509,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1975          |
| Type         | Single Family |
| Block Number | 494.09        |
| Listing #    | 251652        |
| Taxes        | 3622.00       |

#### COMMENTS

*Ready to Move In!! This Split Level sits on a nice corner lot in North Cape May. This home has 3 Bedrooms, 2 Full Bathrooms, Living Room, Dining Room, Kitchen, family room or 4th bedroom. Dining room has sliding doors that opens to Sunroom with bar area and mini refrigerator. Attached is a One car garage. The outside has 2 sheds and a wood patio! Perfect for year round use...*

#### PROPERTY FEATURES

|                                                                                                                                |                                                                                                                                                   |                                                                   |                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                              | OutsideFeatures<br>Deck<br>Cable TV<br>Sidewalks                                                                                                  | ParkingGarage<br>Garage<br>1 Car<br>Attached<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Recreation/Family<br>Florida Room<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Wall to Wall Carpet<br>Beverage Refrigerator | AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Electric | AlsoIncluded<br>Curtains<br>Shades<br>Blinds                      | Basement<br>Crawl Space<br>Outside Entrance                                                               |
| Heating<br>Electric<br>Baseboard                                                                                               | Cooling<br>Central Air Condition<br>Electric<br>Ceiling Fan                                                                                       | HotWater<br>Electric                                              | Water<br>City                                                                                             |
| Sewer<br>City                                                                                                                  |                                                                                                                                                   |                                                                   |                                                                                                           |

#### CONTACT

Ask for Chris Warren  
Berger Realty Inc

Scan to see Property page.



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| Sewer<br>City                                                                                                                  |                                                                                                                                                   |                                                                   |                                                                                                           |

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