



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



104 Atlantic, West Cape May, NJ, 08204

Price \$1,859,999.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 2006          |
| Type         | Single Family |
| Block Number | 6             |
| Listing #    | 252443        |
| Taxes        | 8747.00       |

#### COMMENTS

*Looking for a newly renovated Beach House in Cape May or an Investment property then look no more. Bring your Beach Bag and bathing suit to this West Cape May Custom built home that is move in ready with plenty of time to still enjoy the beach as well as all the Island has to offer while we transition into Fall enjoying the year-round activities. "The Spotted Sandpiper..."*

#### PROPERTY FEATURES

|                                                                                                |                                                                                                                           |                                                                                  |                                                                                                                             |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                              | OutsideFeatures<br>Patio<br>Deck<br>Porch<br>Grill<br>Fenced Yard<br>Sidewalks<br>Outside Shower                          | ParkingGarage<br>Parking Pad<br>4 car parking                                    | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room |
| InteriorFeatures<br>Fireplace- Gas<br>Wood Flooring<br>Kitchen Island<br>Beverage Refrigerator | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | AlsoIncluded<br>Curtains<br>Shades<br>Blinds<br>Partial Furniture<br>See Remarks | Heating<br>Gas Natural                                                                                                      |
| Cooling<br>Central Air Condition<br>Ceiling Fan                                                | HotWater<br>Gas- Natural                                                                                                  | Water<br>Public                                                                  | Sewer<br>Public                                                                                                             |

#### CONTACT

Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



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