



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



323 Alexander, Cape May Point, NJ, 08212

Price \$1,800,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2000          |
| Type         | Single Family |
| Block Number | 8             |
| Listing #    | 252720        |
| Taxes        | 4583.00       |

#### COMMENTS

*Angel's Point of View: the perfect place to enjoy the tranquility of Cape May Point just 1/2 block away from the beach entrance. Sunset Beach, Fish House Restaurant, and the Sunken Ship are all within walking distance. Also nearby is lovely Lake Lily, Cape May Point State Park and connecting trails, WW2 lookout tower and Higbee Beach Wildlife preserve. Owned by one family...*

#### PROPERTY FEATURES

|                                                                                                |                                                                                                                               |                                                                       |                                                                                                                                       |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Shingle<br>Vinyl                                                                   | OutsideFeatures<br>Deck<br>Outside Shower<br>See Remarks                                                                      | ParkingGarage<br>2 Car<br>See Remarks<br>Gravel Driveway              | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Loft<br>1st Floor Primary<br>Bedroom<br>Laundry Closet |
| InteriorFeatures<br>Loft<br>Skylight<br>Wall to Wall Carpet<br>Tile Flooring<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector | AlsoIncluded<br>Partial Furniture<br>See Remarks<br>Window Treatments | Heating<br>Gas Natural<br>Forced Air                                                                                                  |
| Cooling<br>Central Air Condition                                                               | HotWater<br>Electric                                                                                                          | Water<br>City                                                         | Sewer<br>City                                                                                                                         |

#### CONTACT

Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-231-5733  
Email to: els@bergerrealty.com

Scan to see Property page.



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



323 Alexander, Cape May Point, NJ, 08212

Price \$1,800,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 2000          |
| Type         | Single Family |
| Block Number | 8             |
| Listing #    | 252720        |
| Taxes        | 4583.00       |

#### COMMENTS

*Angel's Point of View: the perfect place to enjoy the tranquility of Cape May Point just 1/2 block away from the beach entrance. Sunset Beach, Fish House Restaurant, and the Sunken Ship are all within walking distance. Also nearby is lovely Lake Lily, Cape May Point State Park and connecting trails, WW2 lookout tower and Higbee Beach Wildlife preserve. Owned by one family...*

#### PROPERTY FEATURES

|                                                                                                |                                                                                                                               |                                                                       |                                                                                                                                       |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Shingle<br>Vinyl                                                                   | OutsideFeatures<br>Deck<br>Outside Shower<br>See Remarks                                                                      | ParkingGarage<br>2 Car<br>See Remarks<br>Gravel Driveway              | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Loft<br>1st Floor Primary<br>Bedroom<br>Laundry Closet |
| InteriorFeatures<br>Loft<br>Skylight<br>Wall to Wall Carpet<br>Tile Flooring<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector | AlsoIncluded<br>Partial Furniture<br>See Remarks<br>Window Treatments | Heating<br>Gas Natural<br>Forced Air                                                                                                  |
| Cooling<br>Central Air Condition                                                               | HotWater<br>Electric                                                                                                          | Water<br>City                                                         | Sewer<br>City                                                                                                                         |

#### CONTACT

Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-231-5733  
Email to: els@bergerrealty.com

Scan to see Property page.

