



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



3 Hannah, Cold Spring, NJ, 08204

Price \$979,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 2000          |
| Type         | Single Family |
| Block Number | 749.01        |
| Listing #    | 253111        |
| Taxes        | 8525.00       |

#### COMMENTS

*South of the Canal Retreat in Charming Cold Spring Located in a serene and desirable neighborhood known locally as South of the Canal, this spacious and inviting home offers the perfect blend of tranquility and convenience—just minutes from all that Cape Island has to offer. Set on over 1.2 acres of beautifully landscaped grounds with established fruit trees and shrubs, ...*

#### PROPERTY FEATURES

|                                                                                                                             |                                                                                                                                  |                                                                           |                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                           | OutsideFeatures<br>Screened Porch<br>Storage Building<br>Cable TV                                                                | ParkingGarage<br>Garage<br>2 Car<br>Auto Door Opener<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Eat-In-Kitchen<br>Pantry<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Wall to Wall Carpet<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas | Basement<br>Crawl Space                                                   | Heating<br>Gas Natural<br>Forced Air                                                                                                                                        |
| Cooling<br>Central Air Condition                                                                                            | HotWater<br>Gas- Natural                                                                                                         | Water<br>Well                                                             | Sewer<br>Septic                                                                                                                                                             |

#### CONTACT

Ask for Veronica "Ronni" Vetro  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



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



3 Hannah, Cold Spring, NJ, 08204

Price \$979,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 3             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 2000          |
| Type         | Single Family |
| Block Number | 749.01        |
| Listing #    | 253111        |
| Taxes        | 8525.00       |

#### COMMENTS

*South of the Canal Retreat in Charming Cold Spring Located in a serene and desirable neighborhood known locally as South of the Canal, this spacious and inviting home offers the perfect blend of tranquility and convenience—just minutes from all that Cape Island has to offer. Set on over 1.2 acres of beautifully landscaped grounds with established fruit trees and shrubs, ...*

#### PROPERTY FEATURES

|                                                                                                                             |                                                                                                                                  |                                                                           |                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                           | OutsideFeatures<br>Screened Porch<br>Storage Building<br>Cable TV                                                                | ParkingGarage<br>Garage<br>2 Car<br>Auto Door Opener<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Eat-In-Kitchen<br>Pantry<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Wall to Wall Carpet<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas | Basement<br>Crawl Space                                                   | Heating<br>Gas Natural<br>Forced Air                                                                                                                                        |
| Cooling<br>Central Air Condition                                                                                            | HotWater<br>Gas- Natural                                                                                                         | Water<br>Well                                                             | Sewer<br>Septic                                                                                                                                                             |

#### CONTACT

Ask for Veronica "Ronni" Vetro  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



**Call: 215-806-1817**  
**Email to: [vrv@bergerrealty.com](mailto:vrv@bergerrealty.com)**



**Call: 215-806-1817**  
**Email to: [vrv@bergerrealty.com](mailto:vrv@bergerrealty.com)**

