

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



44 Harbor, Cape May, NJ, 08204

Price \$2,985,000.00

### PROPERTY DETAILS

Total Rooms	13
Bedrooms	4
Baths Full	3
Baths Half	1
Year Built	2001
Type	Single Family
Block Number	1172
Listing #	253391
Taxes	18023.00



### 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, inc...*

### PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures Deck Porch Dock Bulkhead Cable TV Sidewalks Outside Shower Boat Slips Sprinkler System	ParkingGarage Garage 2 Car Detached Auto Door Opener Stone Driveway	OtherRooms Living Room Kitchen Den/TV Room Recreation/Family Dining Area Laundry/Utility Room See Remarks
InteriorFeatures Cathedral Ceilings Elevator Fireplace- Gas Wood Flooring Security System Walk in Closet Wall to Wall Carpet Tile Flooring Kitchen Island	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Central Vacuum	AlsoIncluded Furniture Window Treatments	Basement Crawl Space Outside Entrance
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Ceiling Fan Multi Zoned	HotWater Gas- Natural	Water City
Sewer City			

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**CONTACT**



**Ask for Michael Wallitsch**  
**Berger Realty Inc**  
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**Call: 609-350-9800**  
**Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)**

Scan to see Property page.



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