



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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<br>Vinyl                                                                                                                                                                    | OutsideFeatures<br>Deck<br>Porch<br>Dock<br>Bulkhead<br>Cable TV<br>Sidewalks<br>Outside Shower<br>Boat Slips<br>Sprinkler System    | ParkingGarage<br>Garage<br>2 Car<br>Detached<br>Auto Door Opener<br>Stone Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room<br>See Remarks |
| InteriorFeatures<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Central Vacuum | AlsoIncluded<br>Furniture<br>Window Treatments                                     | Basement<br>Crawl Space<br>Outside Entrance                                                                                    |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned                                                                                                                                  | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                                                                       | HotWater<br>Gas- Natural                                                           | Water<br>City                                                                                                                  |
| Sewer<br>City                                                                                                                                                                        |                                                                                                                                      |                                                                                    |                                                                                                                                |



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| Sewer<br>City                                                                                                                                                                        |                                                                                                                                      |                                                                                    |                                                                                                                                |

**CONTACT**

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