

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



oc17@BergerRealty.com

1511 Velvento  
Cape May, NJ 08204

Asking \$1,575,000.00



Lot	Area	Frontage	Depth	Notes
1	10,830 S.F.	40.00	270.75	
2	10,498 S.F.	40.00	262.45	
3	10,566 S.F.	40.00	264.15	
4	10,376 S.F.	40.00	259.40	
5	10,917 S.F.	40.00	272.92	
6	10,566 S.F.	40.00	264.15	
7	10,282 S.F.	40.00	257.05	
8	9,418 S.F.	40.00	235.45	
9	9,402 S.F.	40.00	235.05	
10	9,378 S.F.	40.00	234.45	
11	9,429 S.F.	40.00	235.70	
12	9,377 S.F.	40.00	234.42	
13	9,385 S.F.	40.00	235.12	
14	9,716 S.F.	40.00	242.90	
15	10,087 S.F.	40.00	252.17	

ZONING INFORMATION - R1 LOW DENSITY RESIDENTIAL DISTRICT



### COMMENTS

You can be part of Cape May's newest subdivision in the prestigious "Poverty Beach" section of Cape May. This lot exceeds the minimum lot size requirement in both lot frontage and lot area. Lot elevation meets City standards for FEMA compliance. City Water, City Sewer, Electric, Cable and Gas are all available to the lot. Minimum house size requirements and controlled design standards have been established.

### PROPERTY DETAILS



Ask for John Andrews  
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