



**1013 Stockton  
Cape May, NJ 08204**

**Asking \$2,995,000.00**



**COMMENTS**

Introducing a spectacular Cape May gem nestled just one block away from the pristine Queen Street Beach, this three-story coastal retreat on Stockton Avenue is the epitome of grandeur and flexibility. Boasting a total of 8 bedrooms, 3.5 baths, and a convenient one-car detached garage, this historic beauty, built in 1905, beckons with its timeless charm and impressive features. This property is currently operated as a duplex. As you approach, you'll be captivated by the allure of the expansive wrap-around porch, a perfect spot to enjoy the sea breeze or watch the world go by. Stepping inside, the first floor welcomes you with a stately living room featuring a cozy fireplace, an inviting dining room with ample space to comfortably seat 12, and a charming kitchen that's ideal for whipping up coastal-inspired meals. Additionally, the first floor offers a full bath, a bedroom, and a convenient half bath with an exterior entrance, making it an ideal space for accommodating guests or family members. The second floor unfolds with five additional well-appointed bedrooms, creating a haven for rest and relaxation after a day spent at the beach. A full bath on this floor ensures convenience and comfort for everyone. For even more versatility, the third floor is set up as a self-contained apartment, featuring a fully-equipped kitchen, a cozy living room, two bedrooms, and a full bath. This unique layout allows for independent living arrangements, making it perfect for multi-generational families or those seeking a rental income opportunity. This remarkable property boasts a lucrative rental history, presenting an irresistible investment prospect. You have the flexibility to either rent one unit and relish the other for personal use or capitalize on the full-house rental potential. Furthermore, this property is a candidate for conversion into a single-family residence, subject to buyer obtaining necessary approvals. Outside, a lush and inviting backyard offers the perfect setting for barbecues or post-beach relaxation. The driveway is thoughtfully designed for other uses, with the garage serving as a secure space for bikes and more. Situated in the highly desirable Stockton Avenue neighborhood, this extraordinary property is only a short stroll away from Cape May's charming downtown area, ensuring that you're never far from the town's vibrant culture and culinary delights. And with the beach just a block away, you'll have quick and easy access to the sun, sand, and surf that Cape May is famous for.

**PROPERTY DETAILS**

| OutsideFeatures | ParkingGarage     | OtherRooms           | AlsoIncluded      |
|-----------------|-------------------|----------------------|-------------------|
| Deck            | Garage            | Living Room          | Partial Furniture |
| Porch           | 1 Car             | Dining Room          |                   |
| Cable TV        | Detached          | Den/TV Room          |                   |
| Sidewalks       | Concrete Driveway | Eat In Kitchen       |                   |
| Outside Shower  |                   | Laundry/Utility Room |                   |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Chris Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [caw@bergerrealty.com](mailto:caw@bergerrealty.com)

