



**1013 Stockton  
Cape May, NJ 08204**

**Asking \$2,800,000.00**



#### 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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