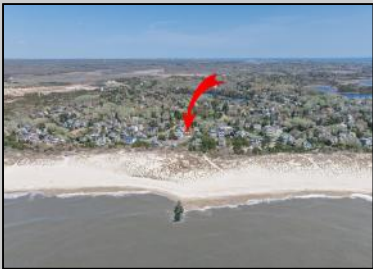


**509 Pearl  
Cape May Point, NJ 08212**

**Asking \$750,000.00**



**COMMENTS**

Welcome to 509 B Pearl Avenue in Cape May Point. This historic 1876 residence, situated just across from the beach with incredible privacy on beach and beautiful private sunsets, has been divided into two condominiums. Access to the beach is provided via a natural path through the dunes, conveniently located across the street. Motivated Sellers. Unit B occupies the second and third floors and boasts an open living room, kitchen, one queen-sized bedroom, bathroom, and laundry closet. The third floor hosts a spacious master bedroom with a half bathroom and scenic nature and water views. Outdoor amenities include a deck overlooking Pearl Avenue, an outdoor shower, and storage space. Explore the numerous attractions of Cape May Point, including the beach, lighthouse, nature trails, and more. Easy viewing available. Additional details can be found in the Associated Documents. Each unit in the front home incurs approximately \$5,170 in annual expenses, covering condo insurances (around \$1,105), (water and sewer \$950), flood insurance (\$1,615.50), and landscaping (approximately \$1500). Condo fee is yearly not monthly. Unit B share of the condo insurance reflects a split between all three condos (back cottage) and flood insurance is split only with unit downstairs as back cottage pays their own flood insurance. The water bill we split that quarterly with unit downstairs. All three units split the landscape costs. Easy to show call today. If sleeping 10 you could possible get \$2800 a week for rentals. Sellers are motivated and will review all offers

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	Other	Living Room	Range
Wall To Wall Carpet		Eat In Kitchen	Oven
Tile Floors		Dining Area	Microwave Oven
Laminate Flooring		Laundry/Utility Room	Refrigerator
Mini Split		Storage Space	Washer
			Dryer
			Dishwasher
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Curtains	Electric	Central Air	Electric
Blinds	Split	Ceiling Fan	
Partial Furniture		Split	
Water	Sewer		
City	City		

# Berger Realty

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