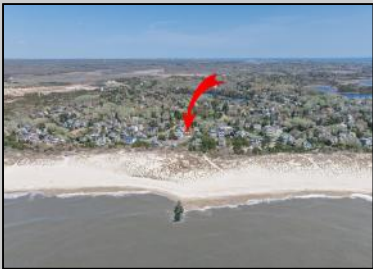


**509 Pearl
Cape May Point, NJ 08212**

Asking \$775,000.00



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 | | |

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