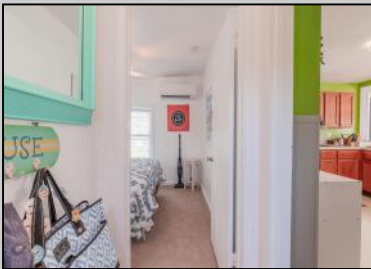
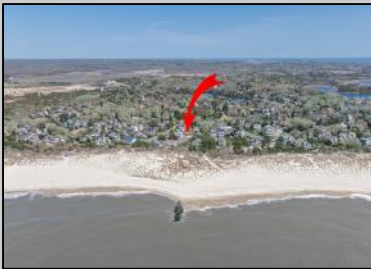




**509 Pearl
Cape May Point, NJ 08212**

Asking \$785,000.00



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. 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.

PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Kitchen Island	Other	Living Room Eat In Kitchen Dining Area	Range Oven Microwave Oven Refrigerator
Partial Furniture		Laundry/Utility Room Storage Space	
		Heating Electric Split	Cooling Central Air Ceiling Fan Split



Ask for Tom Meloni
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tom@bergerrealty.com



Water City
Sewer City