

**802 Cape  
Cape May Point, NJ 08212**

**Asking \$1,100,000.00**



**COMMENTS**

Welcome to Pias Point! You'll relax on the front porch surrounded by the beauty of nature. Walk to the beach and enjoy everything the Point has to offer. The cozy living room has a wood stove. There are hardwood and tile floors throughout. The modern kitchen opens up to a sunny dining room. Grill on the gas barbecue while you breathe the scent of the pines. This has been a solid rental property with revenues exceeding 40k annually; for the 2024 season 72% of the guests are return renters. Seller Disclosure in Associated Docs. Showings can be accommodated on Saturdays between 11am and 3pm. The following Saturdays will not be available for showings: 6/1, 7/20, 7/27, 8/3, 8/24.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Enclosed/Covered	Garage	Living Room
	Patio	1.5 Car	Dining Room
	Porch	Detached	Kitchen
	Grill	Auto Door Opener	Storage Attic
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Curtains	Crawl Space
Smoke/Fire Alarm	Oven	Blinds	
Wood Burning Stove	Self-Clean Oven	Partial Furniture	
	Microwave Oven	Window Treatments	
	Refrigerator		
	Washer		
	Dryer		
	Dishwasher		
	Smoke/Fire Detector		
	Stove Electric		
Heating	Cooling	HotWater	Water
Electric	Wall Air Conditioning	Electric	City
	Window Conditioning	Air	
Sewer			

# Berger Realty

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City



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