



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





619 Jonathan Hoffman Cold Spring, NJ 08204

Asking \$699,000.00



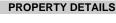




## **COMMENTS**



2.23 acre secluded lot across from the Cape May Canal. This backs up to 60 acres of preserved farmland occupied by Nauti Spirits, a Farm to Bottle Distillery. Minutes from Cape May\'s premier wineries. One mile to the Ferry Terminal and Bay Beaches. Two miles to downtown Cape May and the ocean beaches, marinas, restaurants and entertainment. This lot is not in a flood zone, no flood insurance required. It has been selectively cleared in anticipation of house placement. A wooded privacy buffer was left intact. Bring your house plans and see if you can imagine living here. Survey is in Associated Docs.







Ask for Barbara Varacalli Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

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