

**621 Jonathan Hoffman  
Cold Spring, NJ 08204**

**Asking \$650,000.00**



**COMMENTS**

Welcome to your dream home, perfectly located just 10 minutes from Cape May and the nearby Delaware Bay beaches, where you'll enjoy some of the best sunsets on the East Coast. Nestled on a picturesque, quiet road running along the scenic Cape May Canal, this charming 1,741 sq/ft, 3-bedroom, 1.5-bathroom home was built new in 2000. On the first floor, you'll find a spacious dining area featuring a French door that leads out to the outdoor deck. The kitchen and dining areas have ceramic tile flooring, KraftMaid cabinetry, and modern Frigidaire appliances that are just one year old. Adjacent to the kitchen is a large family room with a cathedral ceiling, new laminate flooring, and a natural gas fireplace (converted from wood-burning), making it ideal for cozy evenings. This floor also houses a practical mechanical closet for the heater/AC system, well accessories, and a natural gas hot water heater. A convenient half bathroom and a dedicated mudroom with washer and dryer from the side door exterior access complete the first-floor amenities. Upstairs, the second-floor features three spacious bedrooms adorned with carpeting and a shared bathroom that includes a tub/shower and sink. Additional storage needs are easily met with access to a large attic via pull-down stairs. Outside, you'll find a fully fenced backyard perfect for outdoor activities, and a classic wrap-around front porch that invites relaxation. A huge barn-style shed offers enough space to store a vehicle, plus an additional shed for extra items. The expansive backyard is perfect for gatherings and includes an outdoor privacy shower with hot and cold water to provide a refreshing rinse after a day at the beach. You'll love the convenience of nearby amenities, which include shopping malls, Turdo Winery, Nauti Spirits Distillery, and Jonathan Hoffman Park—all within a short drive, walk, or bike ride. The home is serviced with a septic system, well water, natural gas, and central air for year-round comfort. This captivating home is waiting for you to move in and start making memories. This enchanting property offers the tranquility of country living with the convenient location to the popular attractions in Cape May and the Wildwoods.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Porch Fenced Yard Outside Shower	ParkingGarage Black Top Driveway	OtherRooms Kitchen Recreation/Family Dining Area Laundry/Utility Room Storage Attic
InteriorFeatures Cathedral Ceilings Fireplace- Gas	AppliancesIncluded Range Oven	AlsoIncluded Drapes Blinds	Basement Slab

# Berger Realty

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