

**717 Third  
West Cape May, NJ 08204**

**Asking \$1,445,000.00**



**COMMENTS**

Amazing Piece of Property for Sale — House Included!! Don't miss your opportunity for a one-of-a-kind property tucked away on one of the last quiet streets in the historic farmland community of West Cape May. A stone's throw away from the world renown Nature Conservancy bird sanctuary and walking trails on the Atlantic Ocean, this property is also close to Willow Creek Winery & the Beach Plum Farm and ideally situated a mile away from Victorian Cape May. This over-sized, tree-lined lot (102 feet across by 150 feet deep) is perfect for the family looking for a quiet retreat at the shore. Bordered on two sides by preserved farmland, this property guarantees you the open space and peaceful environment that is a welcome relief to the hustle and bustle of typical shore living. Truly this property will give the lucky owners the best of both worlds — proximity to Cape May's best attractions (a ten minute bike ride brings you to all your favorite beaches, restaurants and shops) and the serenity of West Cape May's farmland living. The cute 3 bedroom, 1 and 1/2 bath cottage has a new roof, remodeled bathroom, bright sunny rooms and a front porch deck to sit and listen to the birds. If you are looking for more than a simple summer getaway spot, the home is so situated on the lot as to make the house ripe for an easy renovation or a serious creative expansion. \* \*This property is perfect for an innovative home design that offers a main home with two separately accessible wings for extended family and guests. Plenty of area to build a beautiful pool and outdoor living area as the center attraction. See 13 Douglas Avenue, WCM on Zillow for the design concept as it was built the same owners of this property.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Deck	Garage	Living Room
Concrete	Porch	Attached	Kitchen
	Storage Building	Stone Driveway	Dining Area
	Cable TV		Pantry
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Burning Stove	Range	Furniture	Crawl Space
Kitchen Island	Refrigerator	Window Treatments	
	Washer		
	Dryer		
Heating	Cooling	HotWater	Water
Gas Propane	Attic Fan	Electric	Well

# Berger Realty

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