



**312 Lake  
Cape May Point, NJ 08212**

**Asking \$2,495,000.00**



**COMMENTS**

THIS AWARD WINNING ARCHITECT'S MASTERPIECE IS FOR SALE FOR THE FIRST TIME! This is a rare opportunity to experience life in a perfectly planned, contemporary house that was constructed with the finest materials. This LEED Silver and Energy Star designed home has a green (vegetative) roof that makes Mother Nature proud. In addition to its energy efficiency, this unique property also received a Merit Design Award from the New Jersey Chapter of the American Institute of Architects. The First floor of this one-of-a-kind property has an open floor plan. The Kitchen is centrally located and has a desirable quartz countertop with bar seating. There is a natural wood beamed ceiling in the dining room which enhances the space while adding an upscale vibe. More custom elements enhance the Living Room which has an abundance of light, a gas fireplace and a great flow for entertaining. A tranquil screened-in porch flows seamlessly from the dining room adding a perfect space to unwind after a beautiful beach day with privacy and comfort. Completing the first floor is a bedroom, artistically tiled bathroom and laundry room. After ascending the exquisite contemporary staircase to the second floor you will find two more guest rooms, a primary bedroom and two bathrooms. The view of the Green Roof from the bedroom windows is awe inspiring. There is also a custom stair ladder to the Belvedere (tower room) which is a fun, Zen like space for kids of all ages. The exterior storage building is extremely functional and aesthetically pleasing. There is also a comfortable back yard patio which is perfect for grilling and chilling. Some additional items that enhance this property: Hurricane glazed windows, an outside shower, recent exterior painting, mature landscaping and many happy tenants. This house is steps to the ocean (2 blocks) and has gross rental income of over \$95,000! Schedule an appointment to feel the harmonious blend of style and functionality of this house, it must be seen to truly appreciate what was accomplished here.....

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Parking Pad	Living Room	Fireplace- Gas
Screened Porch		Dining Room	Wood Flooring
Storage Building		Kitchen	Kitchen Island
Cable TV		Eat-In-Kitchen	
Outside Shower		1st Floor	Primary
		Bedroom	
AppliancesIncluded	AlsoIncluded	Basement	Heating
Range	Blinds	Crawl Space	Gas Natural
Oven			Forced Air
Microwave Oven			Multi-Zoned

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector  
Stove Electric

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural  
On Demand

Water  
City

Sewer  
City



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)

