

# Berger Realty

Since 1928

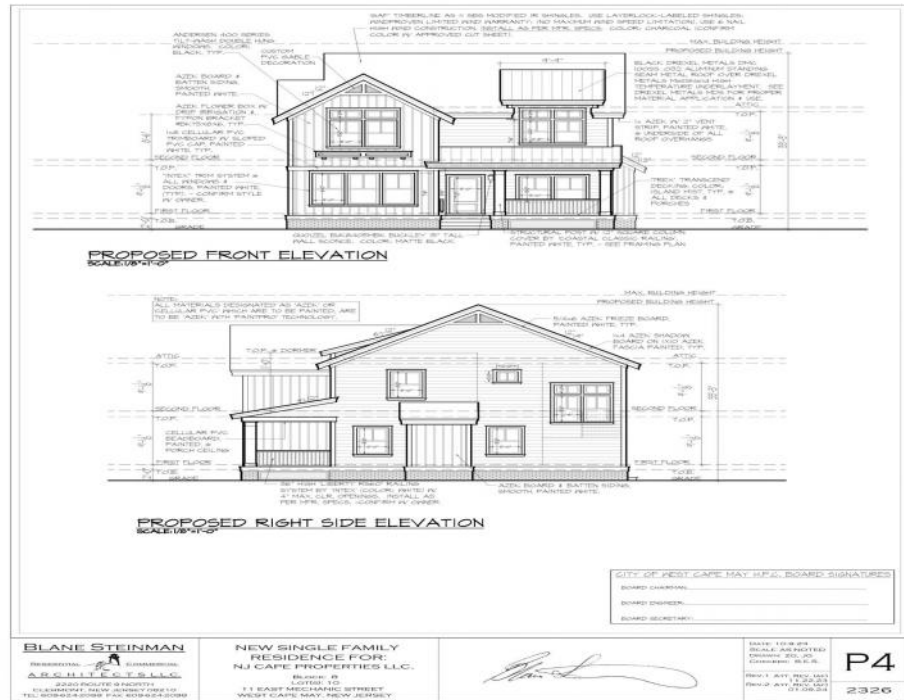
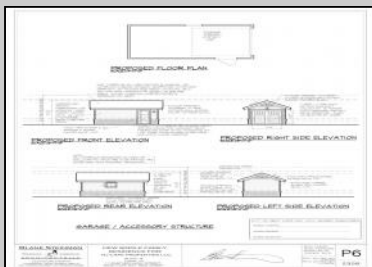
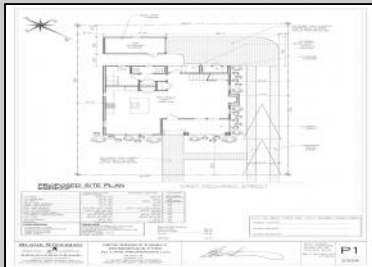
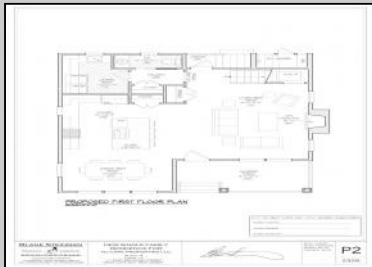
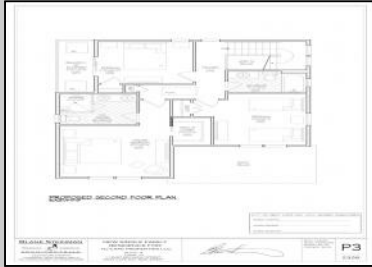


**Berger Realty, Inc.**  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



**11 Mechanic  
West Cape May, NJ 08204**

**Asking \$825,000.00**



## COMMENTS

Bring your builder, let them create the home of your dreams in the historic town of West Cape May. Seller is providing all approvals and architectural drawings created by Blane Steinman. The proposed two-story home includes three bedroom and two and a half baths. First level boasts an open floor plan including the kitchen, living room and two dining areas. The second level hosts three bedrooms and two full baths, including the master suite. Highlight Include \* E.P. Henry Eco Cobble permeable paver walkway will lead you to the front covered porch as well as the back door, exterior shower and garage. \* Hardieplank lap siding by James Hardie \*Azek Board and Batten white siding \*Anderson 400 Series vinyl clad windows and sliding door Trex Transend decking \*Drexel seamless metal roof Please see associated documents for additional information. Buyer will be responsible to have existing structure removed and for any changes made to the approved plans & permits. Price does not reflect the new build.

## PROPERTY DETAILS



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

