



40 Harbor
Cape May, NJ 08204

Asking \$2,195,000.00



COMMENTS

Home delivery will be for late Spring Early Summer 2025. Permits are approved and ready to start building. Cape May Cove is a brand-new development of single-family homes neighboring Harbor Cove and truly a unique opportunity to be part of one the last new construction developments in Historic Cape May. Homes on Harbor Cove offer water views of Cape May Harbor with a large section of undisturbed wetlands in the rear of the development. This highly desirable location is a short distance from Cape May Harbor, the Fisherman's Memorial, Cape May Coast Guard Training Center, and Beach. These last three available lots on Harbor Cove are part of the Cape May Harbor Village and Yacht Club. Cape May Harbor Village offers a two-acre park, tennis court, and a marina where each lot will have a choice in a deeded 35-foot boat slip right around the corner from their home.

PROPERTY DETAILS

Exterior Shingle Other	Outside Features Deck Screened Porch Fenced Yard Cable TV Sidewalks Sprinkler System	Parking Garage 2 Car Auto Door Opener 4 car parking	Other Rooms Living Room Kitchen Den/TV Room Dining Area Laundry/Utility Room Storage Attic
Appliances Included	Basement	Heating	
Ask for Carole Lella	Lab	Gas Natural	
Berger Realty Inc		Forced Air	
109 E 55th St., Ocean City		Call: 609-399-4211	
Refrigerator		Call: 609-399-4211	
Washer		Email to: cll@bergerrealty.com	
Dishwasher			
Disposal			
Smoke/Fire Detector			
Stove Natural Gas			



Cooling Central Air Condition Multi Zoned

Hot Water Gas- Natural

Water City

Sewer City