

**404 Fow
West Cape May, NJ 08204**

Asking \$1,150,000.00



COMMENTS

Welcome to the West Cape Cottage, a turnkey property offering a renovated beach cottage in one of West Cape May's premier areas. Just a short four blocks beach and numerous popular restaurants nearby, this home is a dream come true. 404 Fow Avenue underwent a comprehensive renovation in 2021, transforming this 1958 cottage into a modern, updated rancher with exquisite details throughout. The interior design is both functional and stylish, maximizing every space to its fullest potential. The fully updated kitchen and dining area features abundant natural light, open shelving, a stainless-steel hood, modern lighting, quartz countertops, and a timeless white subway tile backsplash. Other interior highlights include durable vinyl flooring, a dedicated laundry area with a stacked washer and dryer, an updated full bathroom, and two generously sized bedrooms. Interior doors and hardware were also replaced in 2021, along with both exterior doors. The HVAC system was installed in 2021 with forced gas heat and central air conditioning, and new insulation was added. Outside, the exterior siding is premium Hardie Board Siding, offering low maintenance and superior durability. Each black-framed window is new, and the front and rear decks were rebuilt in 2021 with Trex decking and custom railings. The fenced-in rear yard provides a serene retreat with a large paver patio, an updated outdoor shower, and an outside storage shed. Ample off-street parking for three vehicles is available in the front yard. The 40' x 90' lot presents an opportunity for a discerning buyer to expand the approximately 780 square foot cottage. The property is being sold fully furnished and turnkey, interior & exterior contents, minus one flower painting in the main living space. The current owners operate it as a short-term vacation rental, with peak summer weeks renting for up to \$2,900/week. Bookings are available year-round. In 2023, the owners grossed \$51,600 in rentals, and so far in 2024, they are projected to gross \$54,400. Don't miss this opportunity!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	3 Car	Living Room
	Fenced Yard	Stone Driveway	Eat-In-Kitchen
	Storage Building		Dining Area
	Cable TV		Storage Attic
	Outside Shower		Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Range	Shades	Crawl Space
Storage	Oven	Rugs	
Vinyl Flooring	Microwave Oven	Furniture	

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