



**1806 Tidewater  
Rio Grande, NJ 08242**

**Asking \$499,999.00**



**COMMENTS**

Discover your dream home in the Legacy at Cape May, a vibrant 55+ community by the Shore! Unit 1806 offers a spacious and inviting retreat perfect for enjoying life to the fullest. With three bedrooms and 2,140 square feet of living space, this townhome features an open floor plan ideal for entertaining or relaxing. Step into a welcoming foyer that leads to a convenient half bath and ample storage. The eat-in kitchen has oak cabinetry, Formica countertops and black appliances, plus a laundry closet with side-by-side washer and dryer. As you walk out of the kitchen you are welcomed into the Great Room with cathedral ceilings and three distinct areas: dining, family room, and a sunroom with sliders to your serene patio—perfect for summer gatherings. The first-floor master suite is a spacious retreat with a large bathroom boasting his and hers sinks and a generous walk-in closet. Upstairs, a loft area awaits, ideal for relaxation or a home office, along with two additional bedrooms and a hallway bath. The garage and parking pad provide space for two vehicles. Residents of the Legacy enjoy fantastic amenities at the clubhouse, including a fitness center, pool and various recreational options like bocce and shuffleboard. The monthly condo fee (approximately \$395.00) covers exterior maintenance, landscaping, snow removal right up to your door, upkeep of the pool and clubhouse, and insurance for the common areas. This can really simplify homeownership by handling many of the routine upkeep tasks. With beautiful beaches and local shopping in Cape May, Wildwood, and Stone Harbor nearby, plus convenient supermarkets in Rio Grande, you'll have everything you need for an active, comfortable lifestyle. Don't miss this opportunity to make this lovely property your new home! Schedule your visit today!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	2 Car	Living Room	Range
Wall To Wall Carpet	Attached	Eat In Kitchen	Oven
Cathedral Ceiling	Concrete Driveway	Dining Area	Microwave Oven
Foyer		Laundry/Utility Room	Refrigerator
Laminate Flooring		Loft	Washer
		Great Room	Dryer
		Storage Space	Dishwasher
		1st Floor Bedroom	Master Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Blinds	Gas Natural Forced Air	Central Air Gas	Gas

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Water  
City

Sewer  
City



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bak@bergerrealty.com](mailto:bak@bergerrealty.com)

