

**307 Tidewater  
Rio Grande, NJ 08242**

**Asking \$489,000.00**



**COMMENTS**

Welcome to the most sought after home in the 55+ Legacy of Cape May Townhomes. This beautiful end unit home welcomes you with beautiful landscaping and lush green grass right to the front door. Inside you will enter the beautiful living room (or dining room) with cathedral ceilings, new flooring and an open view straight to the rear yard. Enter your very spacious kitchen with all major appliances, new flooring from the front door to the back, and plenty of cabinet and pantry space. The rear family/living room offers more than enough space to furnish or turn into a game room with sliding glass doors to the rear yard. The first floor bedrooms offer great sunlight throughout, tray ceilings and walk-in closets ready for you to fill! The primary bathroom offers a walk-in shower, glorious soaking jacuzzi, double vanity and a very spacious closet. Your laundry room comes complete with washer, dryer, soaking sink and plenty of storage. A new HVAC has been recently installed. Inside access to the double car garage is perfect for when the inclement weather breaks through that Cape May bubble! Your rear yard offers plenty of concrete padded space for your comfy furniture which will allow you to enjoy the peace and quiet of the neighborhood. Just steps to the clubhouse and pool make this home very convenient within the community. Enjoy the fitness center, billiard table and game room with family and friends. Don't forget to practice your bocce and shuffleboard skills for even more outdoor fun. This home is just minutes to the island beaches and just around the corner from all the local shopping and dining. There is a one-time Capital Contribution of \$1500.00. Your monthly dues cover the exterior common areas, exterior maintenance, grass cutting and edging, trash and recycling, snow removal and the pool and clubhouse amenities. This home comes unfurnished to allow you to put your own finishing touches throughout to your liking! Lockbox makes this easy to show. Don't wait to make your offer as this will not last long.

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Handicap Features	Auto Door Opener	Living Room	Range
Wall To Wall Carpet	Garage	Dining Room	Oven
Cathedral Ceiling	Parking Pad	Kitchen	Self-Clean Oven
Tile Floors	2 Car	Den/TV Room	Microwave Oven
	Attached	Eat In Kitchen	Refrigerator
	Concrete Driveway	Pantry	Washer
		Laundry/Utility Room	Dryer
		1st Floor Master Bedroom	Dishwasher
			Disposal
			Smoke/Fire Detector

# Berger Realty

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



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