

**1101 New York  
Cape May, NJ 08204**

**Asking \$3,275,000.00**



**COMMENTS**

Situated on one of the finest and most coveted tree-lined streets of Cape May, 1101 New York Avenue showcases a piece of history as one of the original "Sears Kit" cedar shake homes. Just two blocks to the beach with an ocean view from the second floor, this two-and-half story home is a gem with a brick based square plan and a hipped-roof on a spacious 80 x 125 corner lot. The recessed entrance is considered an historic feature that welcomes you on the four-column hipped-roof porch where you can sip your coffee with the warmth of the sunrise. The 5 BD 2.5 BA home is filled with classic charm from nine-foot ceilings downstairs to well-preserved original wood floors throughout along with pocket doors and elegant crown molding accents. The first floor includes a cozy sitting area, a formal dining room, a spacious living room that was an addition with a gas fireplace with access to the upper deck, a full bathroom, as well as a bedroom with a half bathroom, and the kitchen. A highlight of the home is a beautiful addition built off the back in 1989 that invites abundant daylong natural light and overlooks a wooded private backyard with gardens and a delightful multi-level deck for gatherings. The second floor has 4 additional bedrooms and another full bathroom with a clawfoot tub. Continue to the third floor where there is an attic. In the rear of the property there is a detached gambrel-roofed, wood shingled two story auxiliary building that was renovated in 2016. It faces Philadelphia Avenue and sits in a Cypress grove where a portion of the backyard is completely fenced in for your furry friends. The full basement includes a sitting area, laundry, another refrigerator and an additional bathroom with a 6-foot clawfoot tub plus an outside shower both nice options for rinsing off after a refreshing day at the beach. Make this your home address and experience the Cape May vibe in all seasons, whether it's a year-round home, a weekend getaway or an investment property, plenty of opportunity awaits in this home sweet home. It's a dream home come true. \*\*\* Highlights: 5 BD, 2.5 BA, two blocks to the beach, ocean view from the second floor, attic, full basement, outside shower, attached two car garage, detached auxiliary studio, 80 x 125 corner lot, minutes to downtown, new windows, Central AC, a five-year vacation rental history averaging \$70,000 for 12 weeks annually, three refrigerators, two sets of washer/dryers, featured in Cape May Magazine. \* OPEN HOUSE SUNDAY OCTOBER 20th 11-1pm\*

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Deck	Garage	Living Room
Shingle	Porch	2 Car	Dining Room
Wood	Grill	Attached	Kitchen
	Fenced Yard	Concrete Driveway	Den/TV Room
	Storage Building		Eat-In-Kitchen
	Sidewalks		Dining Area

# Berger Realty

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	Outside Shower		Florida Room Storage Attic
InteriorFeatures Fireplace- Gas Wood Flooring Smoke/Fire Alarm Tile Flooring	AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Electric	AlsoIncluded Curtains Partial Furniture	Basement Full Outside Entrance Inside Entrance
Heating Baseboard Hot Water Multi-Zoned	Cooling Central Air Condition Ceiling Fan	HotWater Gas- Natural	Water City
Sewer City			



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