



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

Asking \$2,990,000.00



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 welcomes you on the 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 parlor, 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 daylight 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. The third floor has an attic for storage. 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 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, contributing historic home.

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
	Outside Shower		Florida Room

Berger Realty

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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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