



127 Rosemans Cape May, NJ 08204

Asking \$2,199,000.00



COMMENTS

Here is a rare offering of a waterfront home in Spicer's Creek at the Cape May Marina. This single family home offers the best of marina living with incredible sunset views. It is a lovely home with a total of four bedrooms and three-and one-half baths. Two of the bedrooms have ensuite baths. A two-car garage and bonus room with built-in sauna are at the lower level. Rich birch toned wood floors grace all but the baths where you find tilework. Upgrades include a dumbwaiter lift, from the garage level to the kitchen for easy transport of groceries and such. The kitchen has custom cabinetry and a large island with built-in wine fridge. A dining area is part of the open floor plan. The space is light and bright with vaulted ceilings and additional windows added throughout. There is a gas fireplace and a wall of windows with tranquil water views in the family room. The exterior of the home has a stone apron surround, charming shutters, a custom front door, custom landscaping and an outdoor shower. There are decks at two levels overlooking the marina, a retractable awning is on the upper-level deck. The decks face the west where you will enjoy stunning sunset views most every evening. The Cape May Marina and The Paddle Club are onsite and available to join. Have your boat just outside your home! The Cape May Marina is a 210-slip marina which accommodates boats ranging from 24ft to 75ft, jet skis/wave runners and kayaks/paddleboards. The Paddle Club in the marina offers the use of two swimming pools, grilling area, a bar and grille and more. Both of these are private membership clubs and not part of the homeowner's association keeping the monthly fee low. This home is 4 years old and only lived in part of each year. It is to convey fully furnished. Excellent investment property as a vacation rental. All this with low HOA fee and low Cape May taxes!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Outside Shower	2 Car	Kitchen
		Attached	Dining Area
			Pantry
			Laundry/Utility Room
			See Remarks
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Cathedral Ceilings	Range	Furniture	Gas Natural
Fireplace- Gas	Oven	See Remarks	Forced Air
Sauna	Microwave Oven	Window Treatments	
Walk in Closet	Refrigerator		

Berger Realty

• Since 1928 •



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



	Washer		
	Dryer		
	Dishwasher		
	Wine Cooler		
Cooling	HotWater	Water	Sewer
Central Air Condition	Electric	City	City
Ceiling Fan			



Ask for Barbara Varacalli
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bav@bergerrealty.com

