



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

# Berger Realty

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