



**322 1st  
Cape May Court House, NJ 08210**

**Asking \$899,900.00**



**COMMENTS**

Also known as 322 E 1st Avenue this stunning, 2,622-square-foot 2004 custom built single-family home offers a blend of modern design and functionality, nestled on over half an acre in a private setting. Located just off Exit 9 of the Garden State Parkway south and minutes from Stone Harbor, this property has 4 spacious bedrooms + a large bonus room with cathedral ceilings or 5th bedroom, 2.5 Baths. Enjoy a contemporary layout, highlighted by a modern kitchen with granite countertops, stainless steel appliances, an island, tile backsplash, and 42-inch cabinetry. The kitchen flows seamlessly into a comfortable family room, ideal for gatherings. Soapstone wood burning stove, Hardwood and tile flooring run throughout, adding elegance and durability to the space. Enjoy long seasons, good conversations, or some relaxing quiet time on a large screened in mahogany back porch, and paver patio with an outdoor shower. Outside, this home is positioned just three houses from the end in a very quiet setting providing ample privacy. With a two-car garage and plenty of outdoor space, this home is a rare find in a coveted east side location around the block from Carol Nicoletta Memorial Park and Fishing Pier where homes rarely become available. Perfect for anyone seeking modern amenities in a serene setting, minutes from the bay and shore. Don't miss this unique opportunity!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
	Screened Porch	2 Car	Dining Room
	Sprinkler System	Attached	Kitchen
			Breakfast Nook
			Dining Area
			Laundry/Utility Room
			Storage Attic
			See Remarks
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Blinds	Crawl Space
Storage	Oven	Rugs	
Walk in Closet	Self-Clean Oven	Fireplace Equipment	
Wood Burning Stove	Microwave Oven	Partial Furniture	
Tile Flooring	Refrigerator	Window Treatments	

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Kitchen Island

Washer  
Dryer  
Dishwasher  
Disposal  
Stainless  
appliance

steel

Heating  
Gas Natural  
Multi-Zoned

Cooling  
Central Air Condition

HotWater  
Gas- Natural

Water  
Well

Sewer  
City



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [mkj@bergerrealty.com](mailto:mkj@bergerrealty.com)

