



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

# Berger Realty

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