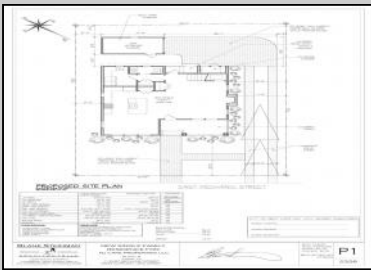




**11 Mechanic  
West Cape May, NJ 08204**

**Asking \$775,000.00**



**COMMENTS**

Build this dream home in West Cape May with the plans that have already received approval or submit your own custom plans for approval. If you like what we have to offer, all that remains is for you to select a builder who will turn this dream into reality! The seller is providing all of the necessary approvals and architectural drawings designed by Blane Steinman. This proposed two-story residence features three bedrooms, two and a half bathrooms, a front covered porch, enclosed exterior shower, cobble paver walkways and a detached golf cart/storage garage. The first level features an open floor plan that integrates the kitchen, complete with island seating, the living room, and the dining area. The second level is dedicated to three bedrooms and two full baths, including a master suite. Highlights include: An E.P. Henry Eco Cobble permeable paver walkway leading to both the front covered porch and the back door, as well as the exterior shower and garage. Hardie plank lap siding by James Hardie. Izek Board and Batten white siding. Anderson 400 Series vinyl-clad windows and sliding doors. Trex Transcend decking. A Drexel seamless metal roof. For more details, please refer to the associated documents. The buyer will be responsible for removing the existing structure and for any modifications made to the approved plans and permits. Note that the price does not include the cost of the new build.

**PROPERTY DETAILS**

Heating	Cooling	HotWater	Water
Oil	None	Electric	City



Ask for Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: gmj@bergerrealty.com

