

# Berger Realty

Since 1928



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304 Stites  
Cape May Point, NJ 08212

Asking \$1,700,000.00



## COMMENTS

Located just 6 houses from the beach in Cape May Point, this 3BR/2.5 BA upside down style home is available for the first time in 32 years. As you enter the home there are 3 bedrooms and two bathrooms on the first level that leads you to the spacious screened porch and back yard. The second level offers an open concept living space, kitchen, half bath and sliding doors leading to the oversize deck. There is ample parking for multiple cars in the stone driveway so there is no need to park in the street. This home has been a successful vacation rental over the years with approx. \$29,000 in 2024 peak season revenue. There are not currently any rentals in place for the 2025 season so a Buyer could utilize the home for the entire 2025 season.

## PROPERTY DETAILS

|  |   |                                 |   |
|--|---|---------------------------------|---|
| Exterior<br>Wood   | OutsideFeatures<br>Deck<br>Screened Porch<br>Outside Shower | ParkingGarage<br>Stone Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area |
| AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Washer<br>Dryer<br>Dishwasher | AlsoIncluded<br>Furniture                                   | Basement<br>Crawl Space         | Heating<br>Heat Pump                                |
| Cooling<br>Central Air Condition   | HotWater<br>Electric  | Water<br>City                   |   |

