

Berger Realty

Since 1928

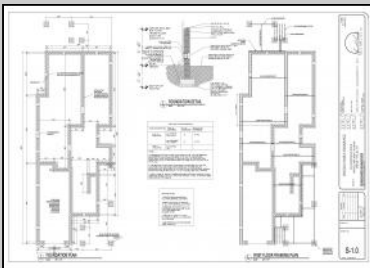
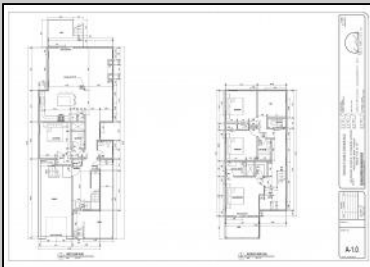
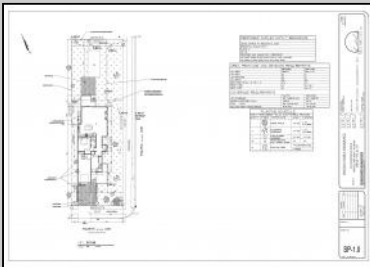
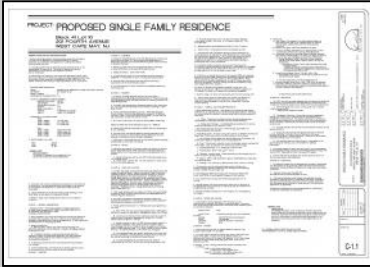


Berger Realty, Inc.
 3160 Asbury Avenue
 Ocean City, NJ 08226
 1-877-237-4371 / 609-399-0076
 info@bergerrealty.com



**201 Fourth
 West Cape May, NJ 08204**

Asking \$2,195,900.00



PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
 Block 41 Lot 10
 201 FOURTH AVENUE
 WEST CAPE MAY, NJ

GENERAL ARCHITECTURAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ANY APPLICABLE LOCAL ORDINANCES.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE LANDSCAPE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE FINISHES AND MATERIALS.
- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE LANDSCAPE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE FINISHES AND MATERIALS.

DRAWING LIST:

ARCHITECTURAL

- C-1.0 COVER
- S-1.0 SPEC
- SP-1.0 PROPOSED SITE PLAN & SITE DATA
- A-1.0 PROPOSED FIRST & SECOND FLOOR PLANS
- S-2.0 PROPOSED ELEVATIONS
- S-3.0 FOUNDATION & FIRST FLOOR FRAMING PLANS
- S-4.0 SECOND FLOOR, ROOF FRAMING PLANS, WALL SECTION @ EXTERIOR WALL
- ME-1.0 PLUMBING ROOF DRAINAGE
- S-5.0 PROPOSED FIRST & SECOND FLOOR ELECTRICAL PLANS

LEGEND OF ARCHITECTURAL SYMBOLS:

INTERNATIONAL BUILDING CODE (IBC)

INTERNATIONAL RESIDENTIAL CODE (IRC)

CODE DATA:

PROPOSED STAIR AND RAILING DETAILS

SECTION

STAIR DETAIL

C-1.0

COMMENTS

Absolutely stunning new construction in the highly desired area of West Cape May with close proximity to many eateries, shops, The Washington Street Mall and the gorgeous beaches of Cape May. This lovely corner property offers a first floor Junior Suite, offering plenty of privacy. The second floor consists of a beautiful state of the art kitchen with stainless steel appliances, granite counter tops and tile backsplash as well as ample cabinets and counter space. The kitchen overlooks the dining area and living room with a gas fireplace. There are four spacious bedrooms with one being a gorgeous primary suite with a walk in closet and large primary bath with granite and tile. There is also a deck off of the primary suite. The back yard will be your own private oasis where you can elevate your coastal living with an in ground pool.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Patio	Garage	Kitchen	Fireplace- Gas
Deck	Attached	Dining Area	
Fenced Yard		Laundry/Utility Room	
In Ground Pool			
AppliancesIncluded	Basement	Heating	Cooling
Range	Crawl Space	Gas Natural	Central Air Condition
Self-Clean Oven		Forced Air	



Ask for Barbara Varacalli
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Water Call: 609-399-0076
 City Sewer City
 Email to: bav@bergerrealty.com

