

**110 Pacific  
West Cape May, NJ 08204**

**Asking \$1,295,000.00**



**COMMENTS**

Your wait is over. Look no further. This lovingly cared for home is being offered for sale. Welcome to 110 Pacific Avenue in desirable West Cape May. This home is a short walk to shopping, restaurants, and the Birding Capital of the World. A bike ride away from all that Cape May, West Cape May, and Cape May Point have to offer. Access the Cape May Point Lighthouse, our beaches, the Washington Street Mall, Willow Creek Winery, Beach Plum Farm, Fishing, Sailing all on bike or a short drive. The Nature Conservancy complex is also in walking distance and is a renowned birding and natural area. This corner lot home has so much to offer for anyone looking to be in this ideal location in West Cape May. This three-bedroom and two-bathroom home is elevated above the flood zone and on a conforming building lot. With its circular driveway, plentiful yard, double outdoor shower and large garage this home calls "Welcome to our Beach House Paradise". A large, bright and open floor plan living area flows into the kitchen, ideal for family gathering inside or on the connecting deck. Numerous windows and skylights throughout the home allow plenty of natural light for year-round comfort. With closets galore there is plenty of space to store more than just your clothes and speaking of clothes who doesn't want a laundry room. Even better who doesn't want a dumb waiter to bring all your groceries from the garage up to the first floor? All furnishings, less personal items and art pieces are being offered. This home has only been a primary residence and has never been rented.

**PROPERTY DETAILS**

|                  |                    |                   |                      |
|------------------|--------------------|-------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Wood             | Deck               | Garage            | Living Room          |
|                  | Enclosed/Covered   | 2 Car             | Kitchen              |
|                  | Patio              | Attached          | Den/TV Room          |
|                  | Cable TV           | Auto Door Opener  | Dining Area          |
|                  | Outside Shower     | Stone Driveway    | Laundry/Utility Room |
|                  |                    |                   | Workshop             |
|                  |                    |                   | Great Room           |
|                  |                    |                   | Storage Attic        |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded      | Basement             |
| Wood Flooring    | Range              | Furniture         | Slab                 |
| Skylight         | Oven               | Window Treatments |                      |
| Storage          | Microwave Oven     |                   |                      |
| Walk in Closet   | Refrigerator       |                   |                      |
|                  | Washer             |                   |                      |

# Berger Realty

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|             |                       |              |       |
|-------------|-----------------------|--------------|-------|
|             | Dryer                 |              |       |
|             | Dishwasher            |              |       |
|             | Smoke/Fire Detector   |              |       |
|             | Stove Natural Gas     |              |       |
| Heating     | Cooling               | HotWater     | Water |
| Gas Natural | Attic Fan             | Gas- Natural | City  |
| Baseboard   | Central Air Condition |              |       |
| Hot Water   |                       |              |       |
| Multi-Zoned |                       |              |       |
| Sewer       |                       |              |       |
| City        |                       |              |       |

