

**739 Broadway
West Cape May, NJ 08204**

Asking \$1,200,000.00



COMMENTS

Exquisite style and craftsmanship. Like new townhome located in the heart of West Cape May! So many upgrades.....lets start with the exterior. Colorful Hardie siding, a classic metal roof, Bahama shutters, Mahogany steps and deck all add to the beach charm of this stunning townhouse. There is an outside shower and a new stoned/paved area for your golf cart which is the preferred way to visit the many award-winning dining and shopping spots in town. Assigned parking area is also paved. For your bikes and beach chairs a built-in storage unit with upgraded stainless steel sliding electric aluminum door. Sprinkler system included to keep the professionally landscaping fresh. Separate vinyl enclosure for your garbage and recyclables. Enter into the first floor which boasts two generous bedrooms with plenty of windows, 9-foot ceilings, and custom shelving systems in all closets. Shared tiled bath on this floor and a full-sized laundry area with granite counter and custom cabinetry including a full-size sink and area for a coffee bar. Luxury vinyl plank throughout the entire home. Two zone, Wifi enabled HVAC system. Program from any mobile device on your way to Cape May!! Stairway to the second floor. Either interior steps or take the outside stairs that lead to the main living space. Open concept layout with 10 foot tray ceiling enhances that airy beach feeling. Large family and dining area with a dream kitchen including custom built cabinetry, tiled backsplash, granite counters and all stainless Viking appliances including a pot filler for your cooking convenience. A chef's dream with plenty of room for the whole family including counter setting and dining area. Step out onto your front porch with solid divide for privacy. Powder room behind the kitchen. Primary bedroom is on this second floor with tons of closet space, a sitting area and beautiful glass, tiled shower. Attention to detail was not overlooked. There is recessed lighting throughout the home and bathrooms have mirror lighting. Attic storage in the primary bedroom. Marvin windows throughout the home. High efficiency furnace and HVAC 97% AFUE, Daikon Comfort. Center wall is solid with special insulation for quiet living. Tankless water heater. If you are looking for an income producing property this home could rent for approx. up to \$4,000 a week peak season. Net income in 2024 was approx. \$18,000. Only rented a few weeks used primarily for family. No rentals for 2025. Property is being conveyed fully furnished less sellers personal items. Don't hesitate, act now to purchase the perfect location for viewing the famous West Cape May Christmas Parade!!!

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	3 Car	Living Room	Range
Tile Floors	Assigned Parking	Kitchen	Oven
Security Camera	Shared Driveway	Dining Area	Self-Clean Oven
		Laundry/Utility Room	Microwave Oven

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		Storage Space	Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector
AlsoIncluded Furniture	Heating Gas Natural Forced Air	Cooling Central Air	HotWater Gas
Water City	Sewer City		

