

**1308 Browning
North Cape May, NJ 08204**

Asking \$895,000.00



COMMENTS

Charming Beachside Retreat at 1308 Browning Ave, North Cape May. Just a quick three-block stroll from the pristine Delaware Bay beach, this stunning 3-bedroom ranch home is a beach lover's dream. Inside, the home offers a nicely sized main bedroom with a private bath, two additional bedrooms, and a guest bathroom. Relax in the generously-sized living room or the cozy family room, complete with vaulted ceilings and a gas stone fireplace. The upgraded outdoor Trex deck, accessible through sliding glass doors, is perfect for seamless indoor-outdoor living. This home artfully combines traditional charm with modern updates, including original hardwood and laminate flooring throughout. The full basement offers plenty of space for storage, a workshop, or potential additional living area. Recent upgrades include new siding, front step pavers, motion security, an upgraded electrical panel, and all-new exterior doors. Plus, a two-year-old HVAC system keeps you comfortable all year round. The backyard, soon to be fully enclosed with new vinyl fencing, features an outdoor shower for rinsing off after a day at the beach. The south-facing back deck is perfect for BBQs and enjoying the annual July 4th fireworks over the bay. The L-shaped kitchen, complete with a small dinette area and separate dining space, awaits your culinary adventures and is perfect for both small and large gatherings. After a day at the beach, take a stroll toward the bay to catch the famous sunsets and enjoy a meal at local favorite, Harpoon's on the Bay Restaurant. Experience life near Cape May's renowned beaches, boutique shops, excellent restaurants, and a vibrant community!

PROPERTY DETAILS

| | | | |
|--|--|------------------------------------|---|
| Exterior Vinyl | OutsideFeatures Deck Fenced Yard Sidewalks Outside Shower | ParkingGarage Concrete Driveway | OtherRooms Living Room Kitchen Den/TV Room Recreation/Family Eat-In-Kitchen Pantry Storage Attic |
| InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Laminate Flooring | AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer | AlsoIncluded Window Treatments | Basement Full |

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Dishwasher
Disposal
Burglar Alarm

Heating
Gas Natural
Forced Air

Cooling
Central Air Condition

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Lori McCloskey
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: lam@bergerrealty.com

