

**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

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