



**109 Rosemans
Cape May, NJ 08204**

Asking \$1,995,000.00



COMMENTS

Spicers Creek at Cape May Marina. 5 BR/3.5 BA single home with sunset views! The main living level on the third floor includes a spacious street-side covered porch and offers a great room with vaulted ceiling; kitchen with quartzite counters and center island; dining area; powder room; suite with private bathroom; and laundry room. The second floor includes four bedrooms and two bathrooms along with a covered street-side porch. The garage has abundant storage space in addition to multiple vehicle parking. New stone patio under first level porch, outdoor shower and irrigation system. Amenities include two zone HVAC; custom plantation shutters; tile bathrooms; engineered hardwood floors; walk-in pantry with wood shelving and quartzite; and bedroom closets with built-in shelving systems. Stacked closets offer the potential for the future installation of an elevator. Boat slips up to 70' in the marina and The Paddle Club membership may be available for additional fees. Homeowner association fee of \$154 per month. Exclusions: all furniture, electronics and artwork; storage racks on garage walls; ice machine and refrigerator in garage; Rubbermaid bin on side of house; bike rack on stone patio.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Sidewalks Outside Shower Sprinkler System	ParkingGarage Garage 3 Car Attached Auto Door Opener	OtherRooms Dining Area Laundry/Utility Room Great Room
	Appliances Included Range Oven Refrigerator Washer Dishwasher Disposal	Window Treatments 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: img@bergerrealty.com	Heating Gas Natural
Central Air Condition Multi Zoned	HotWater Gas- Natural	Water City	Sewer City



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