

509 Ocean  
Cape May Point, NJ 08212

Asking \$1,499,999.00



#### COMMENTS

This quintessential 1940s Cape May Point cottage, known as The Loon and the Wren, is ideally situated on Ocean Avenue, offering the perfect blend of coastal charm and modern comfort. Surrounded by a lush garden and framed by a classic cedar picket fence, this inviting home beckons you to step inside. As you enter, you'll be greeted by the natural light and welcoming atmosphere of the sunroom—a perfect spot to relax and enjoy views of the front garden, the vibrant colors of the sunset, and the soothing sounds of the ocean. The open plan living and dining room is bright and airy, beautifully updated with a custom-built banquet and table, white board and batten wall paneling, recessed lighting, and sconces. Two cozy bedrooms, both located off the living room, offer comfortable spaces to unwind. One bedroom features a twin bed with a trundle, perfect for extra guests or flexible sleeping arrangements, while the other is furnished with a queen-size bed and includes a convenient closet for your storage needs. Beautiful hardwood floors flow throughout the home, adding character and warmth to every room. The kitchen, a true highlight, features generous cabinet space, designer ceramic tile floors, and a new Wolf gas range with a sleek stainless-steel hood—making meal prep a joy in this stylish space. The bathroom boasts a sleek glass shower, complementing the home's modern yet timeless feel. To the rear of the house, you'll find the master bedroom, which features a queen-sized bed, new closets, and a charming window seat that bathes in natural light. It's the perfect retreat for quiet moments—whether reading a book or watching a movie in peace and privacy. Conveniently located off the kitchen, a laundry room with a stackable Samsung washer and dryer offers extra storage and leads you out to the back garden. Nestled in the backyard, the "Garden Cottage" is a beautifully renovated retreat, completed in 2023. Featuring stunning new airline hangar windows, rich cedar siding, and elegant interior wainscoting. The outdoor shower, also built in 2023, features copper fixtures and is accompanied by a charming vintage sink, adding rustic elegance to the outdoor experience. The backyard offers plenty of space for relaxation, entertainment, and outdoor enjoyment year-round. A charming wooden swing invites both adults and children to unwind, while an outdoor dining area with both outdoor lighting and a freshly laid pea gravel patio creates the perfect setting for al fresco meals. Another cozy seating area at the back of the property provides an ideal spot for gatherings, with ample space for a grill to make summer cookouts a breeze. With off-street parking accommodating up to three vehicles, convenience and ease are guaranteed for both residents and guests. Updates include: painted all exterior and interior surfaces of both structures, recessed lighting throughout the house, new light fixtures throughout, built-in cabinetry in master bedroom and secondary bedroom, wainscoting paneling in the living and dining area, custom built banquet, new gas Wolf range for kitchen, all new landscaping and new sprinkler system installed, outdoor shower & sink, rebuilt back cottage to include new windows,



siding and interior wainscoting. This turn-key investment property has been successfully rented for the past two seasons, with revenues of \$76K last season. Cape May is under two miles away; easily accessible by bike, car, or golf cart, offering convenient access to dining, shopping, and attractions. With an impressive rental history and a prime location just a block and a half from Stites Beach, this cottage is truly a turnkey investment. Nestled in a private corner of Cape May Point, The Loon and the Wren offers the perfect blend of seclusion, coastal charm, and easy access to everything this iconic island has to offer.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Patio	Parking Pad	Living Room
Shingle	Fenced Yard	3 Car	Dining Area
Wood	Outside Shower	Stone Driveway	Pantry
			Laundry/Utility Room
			Florida Room
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Oven	Shades	Partial
Smoke/Fire Alarm	Refrigerator	Blinds	Inside Entrance
Storage	Washer	Furniture	
Tile Flooring	Dryer	Window Treatments	
	Dishwasher		
	Disposal		
	Stove Natural Gas		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Electric	City
Forced Air			
Sewer			
City			



Ask for Yvonne Kuhn  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: ymk@bergerrealty.com

