

# Berger Realty

Since 1928



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

info@bergerrealty.com



711 New England  
Cold Spring, NJ 08204

Asking \$525,000.00



## COMMENTS

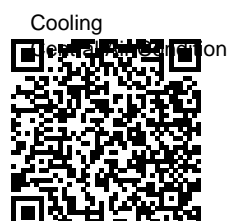
GREAT OPPORTUNITY FOR A FIRST-TIME HOME BUYER OR A SECOND HOME AT THE SHORE! This charming Bi-Level home was originally built in 1971 and is located in lovely Cold Springs south of the Canal on the CAPE MAY ISLAND. In 2003 there was a 10'x15' addition off the kitchen, an 8'x10' deck and a screened in porch under the addition which added some great space and functionality. Permits were received for all the work done. The hardwood flooring throughout the main living areas and master bedroom is a lovely touch, and the layout seems quite practical with the open living room, kitchen, and dining area. The lower level offers additional living space with a smaller bedroom, den/TV room, laundry room, and a half bathroom, which is great for guests or family members. The home features, central air and natural gas heating. While it needs some cosmetic TLC, this home has potential to be a wonderful home with a bit of updating. If you are considering purchasing a home close to Cape May this home is a must see on your list! Call today for showing. This estate is being conveyed in AS IS condition. The seller will provide fire compliance and well testing.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Patio	Garage	Living Room
	Enclosed/Covered	1 Car	Dining Room
	Patio	Attached	Kitchen
	Porch	Concrete Driveway	Laundry/Utility Room
	Cable TV		Florida Room



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



Hotwater	Water	Sewer
Electric	Well	Septic