

# Berger Realty

Since 1928



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86 Sunny Ln  
Cape May Court House, NJ 08210

Asking \$429,900.00



## COMMENTS

Don't miss this charming Cape Cod style home, nestled in the Holly Acres neighborhood in Dennis Township, convenient to routes 47, 83, Kings Highway, and shore points from Avalon -Sea Isle. On the first floor you will enter into a spacious light filled and well appointed living area finished with hardwood floors flowing directly into the open kitchen area which is beautifully appointed with all white cabinetry and stainless steel appliances. Off the kitchen space to the rear of the home on the first floor are two bedrooms, a full hall bath and laundry room area (downstairs bedrooms are currently used mostly as excess storage). Moving upstairs you will find two large bedrooms , one master bedroom and one additional large bedroom , with a full hall bath in between. The home offers an additional detached building - 2 car+ sized garage, and the large lot area offers unlimited potential - 100'x125', plenty of space to create your own back yard oasis. Call listing agent to schedule showing, please try to allow 24 hours notice. property has gas lines in place for future hvac installation. Septic system replaced in 2019. Well water test has been ordered. Seller Disc. in Assoc Docs \*sale subject to owner finding suitable replacement property.

## PROPERTY DETAILS

Exterior	ParkingGarage	AppliancesIncluded	Heating
Vinyl	Two Car	Dishwasher	Electric
		Dryer	
		Electric Stove	
		Microwave	
		Refrigerator	
		Self Cleaning Oven	
		Washer	
		Water	
		Electric	



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