

# Berger Realty

Since 1926



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



711 New England, Cold Spring, NJ, 08204

Price \$525,000.00



## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 2             |
| Baths Full   | 1             |
| Baths Half   | 1             |
| Year Built   | 1971          |
| Type         | Single Family |
| Block Number | 747.0         |
| Listing #    | 251014        |
| Taxes        | 5210.00       |

## COMMENTS

**GREAT OPPORTUNITY FOR A FIRST-TIME HOME BUYER OR A SECOND HOME AT THE SHORE!** This charming Bi-Level home was originality 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 function...

## PROPERTY FEATURES

|                                                                                                                   |                                                                         |                                                                   |                                                                                             |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Exterior<br>Asbestos                                                                                              | OutsideFeatures<br>Patio<br>Enclosed/Covered Patio<br>Porch<br>Cable TV | ParkingGarage<br>Garage<br>1 Car<br>Attached<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry/Utility Room<br>Florida Room |
| AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Dishwasher<br>Disposal<br>Stove Electric | Basement<br>Crawl Space                                                 | Heating<br>Gas Natural<br>Forced Air                              | Cooling<br>Central Air Condition                                                            |
| HotWater<br>Electric                                                                                              | Water<br>Well                                                           | Sewer<br>Septic                                                   |                                                                                             |

## CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

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