

# Berger Realty

Since 1928



Berger Realty, Inc.  
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806 Delaware  
Villas, NJ 08251

Asking \$1,645,000.00



## COMMENTS

Amazing sunsets await from two bay facing water view decks. This custom construction home is being built on one of the few remaining first tier bay block building lots. This home boasts 4400 sqft under the roof with 3000 sqft of living space. The home features reverse construction open concept with the great room facing the bay with walk out to second story fiberglass deck. Ample room exists in the rear yard for pool, hot tub, patio, fire pit and so on. With a slated completion date of 6-30 or sooner the busy summer season will be at your fingertips. Now is the time to put your creativity to work and choose your colors, fits and finishes.

## PROPERTY DETAILS

|   |   |                                 |   |
|---|---|---------------------------------|---|
| Exterior<br>Hardie Board  | OutsideFeatures<br>Deck<br>Fenced Yard  | ParkingGarage<br>2 Car          | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Workshop |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas  | AppliancesIncluded<br>Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Smoke/Fire Detector | Basement<br>Masonry Floors/Wall | Heating<br>Gas Natural  |
| <p>Ask for Marianne Johnsen<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email: maj@bergerrealty.com</p> |   |                                 |   |

