



**83 Wildwood  
Villas, NJ 08251**

**Asking \$699,000.00**



**COMMENTS**

Your perfect summer retreat awaits! This charming three-bedroom, one and a half bath ranch home with attached garage situated on an oversized lot is ideally located just a block and a half from the picturesque Delaware Bay, offering you endless summer enjoyment. As you step into this sunlit home, you are greeted by a spacious living room that flows seamlessly into the large eat-in kitchen. The kitchen features a sliding glass door that opens up to the expansive rear deck, perfect for al fresco dining and entertaining. The large full bath boasts a roomy step-in shower, while the conveniently located laundry closet adds to the home's practicality. The spacious family room, currently utilized as a fourth bedroom, provides flexibility for accommodating guests or a growing family. Outside, the backyard oasis beckons with a full deck featuring a retractable Sunsetter automatic awning and a four-person hot tub insert. The expansive yard is enclosed by decorative vinyl privacy fencing, creating a private haven for relaxation and entertainment. Enjoy summer days by the 16x30 semi-in-ground swimming pool or gather around the covered bar with counter seating and BBQ zone. A cozy fire pit area invites you to unwind and toast marshmallows after a day of fun in the sun. This home is not just about leisure; Updates include a newer 200 Amp electric circuit breaker panel including wiring inside and out, house roof being only four years old and the garage roof just six months old. The roof-top solar system is a valuable addition, offering energy efficiency with a transferable contract from Tesla. No lease, but PPA payment made to Tesla (monthly payments are the price per kWh multiplied by the actual kWh output for the calendar month). Contract expires in 2035 and has option for renewal. Solar contract available for review. Rarely do you find a property that combines such generous outdoor space and a well-maintained home in such close proximity to the Delaware Bay. Embrace the beach lifestyle and make this your summer sanctuary - schedule a viewing today and start envisioning your future in this delightful haven!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
Solar Panels-Leased	Deck	1 Car	Recreation/Family
	Fenced Yard	Attached	Eat-In-Kitchen
	Storage Building	Concrete Driveway	Storage Attic
	Cable TV	4 car parking	Laundry Closet
	Whirlpool/Spa		
	Above Ground Pool		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wall to Wall Carpet	Range	Blinds	Crawl Space

# Berger Realty

• Since 1928 •



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

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Laminate Flooring

Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector

Heating  
Electric  
Baseboard  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Electric

Water  
City

Sewer  
City



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bk@bergerrealty.com](mailto:bk@bergerrealty.com)

