

**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



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 Kevin Halliday
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: keh@bergerrealty.com

