

# Berger Realty

Since 1928



Berger Realty, Inc.  
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126 St. John's  
Villas, NJ 08251

Asking \$799,000.00



## COMMENTS

Water views from this property will entice you to stay! Situated just 90 steps from the sandy shores of the Bay, this captivating cottage invites you to experience the ultimate retreat. Make this your next home or use it as an investment property. There is an expansive upper deck where you can enjoy the panoramic vista of the waters of the Delaware Bay and its breathtaking sunsets. You and your guests can gather around the inviting fire pit area at the Tiki bar below, while enjoying the gentle breeze and soothing sounds of the waves. The cottage comfortably accommodates up to 10 guests, making it ideal for a variety of gatherings. It exudes a warm and inviting atmosphere, with tasteful decor and comfortable furnishings. Being sold mostly furnished with a few personal items excluded. With a strong rental history, this property presents an excellent investment opportunity. Its popularity as a sought-after destination for beach lovers and its prime location ensure a steady stream of income. Rental rolls will be available to interested buyers. There are AirBnB rentals in place for the 2025 season for 12 weekends totaling just over \$20,000. Its prime location, charming ambiance, and proven rental potential make this property truly a gem.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Enclosed/Covered Patio Fenced Yard Outside Shower	OtherRooms Living Room Kitchen Eat-In-Kitchen 1st Floor Bedroom	InteriorFeatures Smoke/Fire Alarm Storage Laminate Flooring Primary Tile Flooring
Also Included: Curtains Shades Blinds Rugs Partial Furniture	Heating Electric Baseboard Fireplace	Call: 609-399-0076 Email to: bmd@bergerrealty.com	Air



Electric

Ask for Ben Duncan  
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Air

Water  
City

Sewer  
City