

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	OutsideFeatures	OtherRooms	InteriorFeatures
Vinyl	Deck	Living Room	Smoke/Fire Alarm
	Enclosed/Covered	Kitchen	Storage
	Patio	Eat-In-Kitchen	Laminate Flooring
	Fenced Yard	1st Floor	Primary Tile Flooring
	Outside Shower	Bedroom	
	Also Included:		
	Curtains	Heating	Air
	Shades	Electric	
	Blinds	Baseboard	
	Rugs	Fireplace	
	Partial Furniture		



Ask for George Cash
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