

# Berger Realty

Since 1928



Berger Realty, Inc.  
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135 Woodland  
Villas, NJ 08251

Asking \$819,900.00



## COMMENTS

Looking for a multi-generational home with great neighbors and a lot of space? This home may be what you are looking for. Owner has had parents, children and grandchildren all raised here. Whether you are buying for yourself or as an investment property, this home will bring you lots of enjoyable days. Rear of home and 2nd floor mother-in-law apartment built 1995. Concrete parking pad for 4 cars. Garage converted to additional living space in 2018 with central air and forced heat. Garage has a full bathroom, living room and bedroom as well as a food prep area with sink. Cooking is NOT allowed per Lower Twp. in the garage. Only about 1 block to the bay where you can watch the some of the best sunsets in NJ, this home is NOT in a flood zone. The home features a deck at the rear of the property with plenty of yard space and a large concrete slab for entertaining. Solar panels installed 2010 and are owned. NO LEASE. Roof and siding installed 2009 and no asbestos shingles underneath. French drain, 2nd sump pump installed 2024 with transferrable warranty. 3 new windows installed 2025. New flooring in main house and apartment installed 2022. Main house bathrooms remodeled 2024. Tenants have lease until 2/26 and are very dependable on paying and keeping to themselves.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
Solar Panels-Owned	Deck	Concrete Driveway	Kitchen
	Fenced Yard	4 car parking	Recreation/Family
			Laundry/Utility Room
			1st Floor Primary
			Bedroom
Ask for Kevin Halliday			
Berger Realty Inc			
109 E 55th St., Ocean City			
Call: 609-399-4211			
Email: kevin@bergerrealty.com			
Appliances Included	Basement		
Self-Storage	Inside Entrance		
Disposal	Masonry Floors/Wall		
Smoke/Fire Detector	Slab		
Stove Natural Gas			
Cooling	HotWater	Water	Sewer
Central Air Condition	Electric	City	City
Window	Air Gas- Natural		
Conditioning			

