

# Berger Realty

Since 1928



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203 Shadeland  
Villas, NJ 08251

Asking \$484,900.00



## COMMENTS

Spacious home, perfectly nestled into this desirable location and just a few steps from the Delaware Bay. The home features a spread-out floor plan with an open and inviting front room. Continuing in, you'll note a large dining area adjacent to the kitchen. The kitchen has enough room to support a breakfast bar/eat-in area and features a sliding door to access the rear deck and backyard (perfect for grilling outside!). Approaching the kitchen, the floor plan continues to the right, and provides 3 bedrooms, 2 full bathrooms, and a laundry area. Rear-most bedroom is an addition; it features a bedroom, anteroom, bathroom, walk-in closet, and additional closet, with an independent entrance. The home is situated perfectly on the lot and really must be seen to appreciate the layout and possibilities for your buyers.

## PROPERTY DETAILS

|                                                                                                                                                |                                                                                                |                                                     |                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                              | OutsideFeatures<br>Deck<br>Fenced Yard<br>Storage Building                                     | ParkingGarage<br>Concrete Driveway<br>4 car parking | OtherRooms<br>Den/TV Room<br>Breakfast Nook<br>Dining Area |
| InteriorFeatures<br>Walk in Closet                                                                                                             | AppliancesIncluded<br>Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher | Basement<br>Crawl Space                             | Heating<br>Gas Natural<br>Forced Air                       |
| <p>Ask for John Sweeney<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: jjs@bergerrealty.com</p> |                                                                                                |                                                     |                                                            |

