

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**109 Texas  
Villas, NJ 08251**

**Asking \$369,900.00**



## COMMENTS

Available is an expanded Millman Cottage situated on a 50x100 lot in a quiet area of the Villas section of Lower Township. The interior was just updated with new carpeting & paint and offers an open living & dining area with cathedral ceilings, kitchen with peninsula for bar seating, three bedrooms, full bath with tub & shower, pantry & laundry closet. The exterior of the home is finished in low maintenance vinyl siding, vinyl windows and a brand new dimensional asphalt shingled roof. The home is serviced by city water & sewer, new electric water heater, propane forced air heat and central air conditioning. The yard is mostly fenced and includes a concrete pad for a storage shed as well as a stone driveway which could be expanded for additional parking. The location places you just minutes to the beaches of the Delaware Bay, Historic Cape May and the attractions of the Wildwood Boardwalk. If you've been looking for something with a little more space than the typical Villas cottage that is move-in ready, then be sure to check this one out. Call for additional information or to schedule a private tour!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	1 Car	Living Room
	Cable TV	Stone Driveway	Kitchen
			Dining Area
			Laundry Closet



AppliancesIncluded  
Microwave  
Refrigerator  
Dishwasher  
Disposal  
Stove Propane  
Basement  
Unfinished Space  
Berger Realty Inc  
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