



**108 Pacific  
Villas, NJ 08251**

**Asking \$348,000.00**



**COMMENTS**

Welcome to 108 W Pacific Ave., a coastal gem with proven investment returns. This delightful Millman-style cottage is nestled in the heart of the Villas-just 2 blocks from the serene Delaware Bay and its breathtaking sunsets. Being sold fully furnished, this 2 BR retreat blends classic charm w/modern upgrades, making it an ideal 2nd home or a high performing investment property. Step inside to discover a cozy yet spacious interior. A welcoming front foyer/reading nook opens into a bright and airy LR with ample seating. The thoughtfully designed eat-in kitchen, complete with brand new countertop and sink (4/2025), upgraded refrigerator/freezer & stove (2022), and a bar-stool ledge perfect for casual dining or entertaining. A well appointed full bathroom with newer washer/dryer combo (2022) add additional convenience. Natural light fills the home, creating a warm and inviting atmosphere, while window shades offer the perfect excuse for an afternoon nap. Step out from the kitchen into your private backyard oasis, ideal for enjoying drinks or dining al fresco under the open sky. This home has undergone extensive updates over the last 3 years including new roof & gutters(2024), new flooring throughout (2022), updated electrical system & recessed lighting (2023), new front & back exterior doors (2023), and installation of quiet window A/C units for year-round comfort (2022). The exterior is low-maintenance and full of coastal character with manicured trees and seashell ground cover that echo the nearby bayfront. This property isn't just a getaway - it's a smart investment. Sold fully furnished, making it rental ready for the next owners. Over the past 3 summers, it has generated \$27,000 in consistent rental income each year, making it a standout opportunity in the area.

**PROPERTY DETAILS**

|                   |               |                   |                     |
|-------------------|---------------|-------------------|---------------------|
| OutsideFeatures   | ParkingGarage | InteriorFeatures  | AppliancesIncluded  |
| Storage Building  | See Remarks   | Smoke/Fire Alarm  | Oven                |
| Security Camera   |               | Laminate Flooring | Microwave Oven      |
|                   |               |                   | Refrigerator        |
|                   |               |                   | Washer              |
|                   |               |                   | Dryer               |
|                   |               |                   | Smoke/Fire Detector |
|                   |               |                   | Stove Electric      |
| AlsoIncluded      | Basement      | Heating           | Cooling             |
| Furniture         | Crawl Space   | Electric          | Ceiling Fan         |
| See Remarks       |               | Baseboard         | Window              |
| Window Treatments |               |                   | Conditioning        |
| HotWater          | Water         | Sewer             |                     |

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Electric

Public

Public



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

