



**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

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