



**305 Oakdale  
Villas, NJ 08251**

**Asking \$979,900.00**



#### COMMENTS

Discover modern seaside elegance, perfectly blended with timeless comfort, at 305 Oakdale Avenue. This stunning brand-new 4-bedroom, 4-bath home is ideally located just minutes from the bay, beach, and boardwalk. The inviting front porch sets the tone with classic coastal charm—perfect for sipping morning coffee or enjoying evening breezes. Designed with low-maintenance materials, ample seating space, exterior lighting, and a stylish wood-toned ceiling fan, it's a warm, welcoming spot to relax and take in the peaceful neighborhood vibe. Step inside the front door and you're welcomed into a bright and airy open-concept living, dining, and kitchen space—enhanced by soaring 9-foot ceilings—designed to impress and built to perform. The kitchen stuns with warm wood tones and elegant, soft-close cabinetry, striking quartz countertops & backsplash, stainless steel appliances, dual-fuel downdraft stove, microwave drawer and a generous island perfect for entertaining. Effortless hosting starts in this thoughtfully designed space that brings everyone together. Just beyond a discreet pocket door off the kitchen, you'll find a private first-floor bedroom and full bathroom—ideal for guests, multi-generational living, or a quiet home office. The bath includes a tiled shower and a 24" vanity. For personalized comfort, the bedroom is equipped with its own mini-split system for independent heating and cooling. The open staircase, featuring the sleek Midnight Series cable railing, leads to the second floor, where you'll find two spacious bedrooms with generous closet space and a hall bath equipped with a tub/shower combo and a 48" vanity. The generous primary suite includes a walk-in closet and a sophisticated en-suite bath with a 60" double vanity and a curbless walk-in shower. At the base of the staircase, you'll find the finished basement, designed with 8-foot ceilings and versatile living in mind. This level includes a full bath with a glass-enclosed shower and a 36" vanity, along with a convenient storage closet, a separate mechanical room and a Mitsubishi mini-split system for year-round comfort. With its own private entrance, the space offers flexible living options for guests or extended family. Built with care and quality, this home features a dual-zone, high-efficiency Mitsubishi HVAC system, two additional mini-splits, tankless water heater, black Anderson 400 series windows, Timberline 30 year architectural shingled roof, standing seam black metal roof over the front porch and garage, Hardy board wood-grain 8" siding, maintenance free Azak trim and decking, all new 6" gutters, Superior Walls basement with 6" french drain system and sump pump. Step outside to discover a finished storage garage complete with a modern insulated door and new concrete driveway, plus convenient street parking. The front yard features low-maintenance, beautifully designed stone landscaping, while the spacious backyard boasts brand new sod — ideal for kids to play, run around, or enjoy outdoor fun. Thinking of adding a pool? The generous backyard offers the perfect space for a custom pool, and there's already an outdoor shower installed — a great touch for rinsing off after a trip to the Bay. The access to the Bay beach sits at Broadway, one street

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



over. Whether you're looking for a year-round residence, weekend getaway, or investment property, don't miss your chance to own 305 Oakdale Avenue. \*\*Open House Saturday, June 21st, 2 - 4pm \*\*

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Garage	Living Room
	Porch	Concrete Driveway	Eat-In-Kitchen
	Outside Shower		Dining Area
			See Remarks
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Range	Blinds	Full
Walk in Closet	Self-Clean Oven	See Remarks	Finished
Vinyl Flooring	Microwave Oven		Outside Entrance
Kitchen Island	Refrigerator		Plumbing
Mini Split	Dishwasher		Masonry Floors/Wall
	Disposal		See Remarks
	Smoke/Fire Detector		
	Stove Natural Gas		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Electric	Central Air Condition	Gas- Natural	City
Forced Air	Electric	On Demand	
Multi-Zoned	Ceiling Fan		
Split	Multi Zoned		
	Split		
Sewer			
City			



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

