

# Berger Realty

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Berger Realty, Inc.  
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14 New York  
Villas, NJ 08251

Asking \$464,900.00



## COMMENTS

Welcome to this nicely updated two-story single-family home nestled on a 60x100 lot in the Villas section of Lower Township. Offering 3 bedrooms, 2 full bathrooms, and 1,310 square feet of well-designed living space, this property is the perfect blend of comfort, style, and location. The first floor features an open-concept living, kitchen, and dining area—ideal for everyday living and entertaining. The spacious first-floor primary suite boasts vaulted ceilings, dual closets, and a private en-suite bath, offering a peaceful retreat. Upstairs, you'll find two generously sized bedrooms, each with two closets, and a shared full bath with tub and shower. Recent upgrades include luxury vinyl plank flooring, new carpeting, and fresh paint throughout, making this home move-in ready. Enjoy the comfort of natural gas forced air heat and central air conditioning, along with the convenience of city water and sewer services. There's plenty of room in the yard for the next owners to add a large deck, storage or to create your back yard oasis. Ideally located close to the beautiful beaches and sunsets of the Delaware Bay, this home is just a short drive to Historic Cape May, the Wildwood Boardwalk, and area attractions. Whether you're looking for a year-round residence or the perfect vacation getaway, this home offers exceptional value and lifestyle.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Porch Fenced Yard	Parking Garage Parking Pad 1 Car	Other Rooms Living Room Kitchen Dining Area 1st Floor Primary Bedroom
	Ask for Mary Kuchka Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: Mary.Kuchka@bergerrealty.com		
	Appliances Included: Refrigerator Dishwasher Stove Natural Gas	Basement	
Cooling Central Air Condition	Hot Water Gas- Natural	Water City	Sewer City