



**101 Rio Grande**  
**Rio Grande, NJ 08242**

**Asking \$499,500.00**



#### COMMENTS

Join us at this weekend's Open House, Saturday June 21st from 11am-2pm! COMING SOON – Coastal Charm in Rio Grande, NJ! Just minutes from the ocean and bay, this spacious and versatile home offers a wonderful opportunity for those seeking comfort, functionality, and the shore lifestyle. Whether you're looking for a year-round residence or a flexible multigenerational setup, this property is thoughtfully designed to meet a variety of needs. Step into the heart of the home – a warm and inviting open kitchen featuring rich Lancaster Oak cabinetry that adds character and timeless appeal. It's a perfect gathering space for both everyday meals and special occasions. The main living area includes 3 bedrooms and 2.5 bathrooms, offering privacy and practicality throughout. The primary bedroom, located on the first floor, features its own full bathroom and walk-in closet. A second spacious bedroom is also on the main level, with direct access to a second full bathroom that also opens to the hallway – ideal for accommodating guests or other household members. Upstairs, you'll find a third bedroom, a half bathroom, and a cozy sitting nook—a perfect corner for reading, studying, or use as a home office. One of the home's most valuable features is the private in-law suite. Located adjacent to the upstairs bedroom and with its own separate entrance, the suite includes a spacious living area, kitchenette, large bedroom with walk-in closet, and full bathroom. This flexible space is perfect for extended family, guests, or potential rental income. The property also offers a large unfinished basement with potential to finish into additional living space, along with a laundry area and ample storage options. A generous two-car garage provides multiple entrances and additional utility. The fenced-in yard is great for children and pets, while the bonus side lot expands the total property size to approximately  $\frac{3}{4}$  of an acre—ideal for gardening, outdoor entertaining, or possible future expansion (subject to local approvals). Financing Bonus: The property is approved for USDA financing, providing an excellent option for qualified buyers looking for low or no down payment opportunities in a desirable coastal location. Buyers must confirm eligibility directly with their lender. Located close to shopping, dining, and everyday conveniences—as well as just a short drive to both the bay and beach—this home is a standout option for those wanting to enjoy the best of South Jersey shore living. Important Notes: This property is in good working order and is being sold strictly AS-IS. Buyer is responsible for their own due diligence and verifying all property information including square footage, zoning, and intended future use. A 24-hour notice is required for all showings. Additional high-resolution photos and a full floor plan will be available soon. Don't miss your opportunity to view this flexible, well-located coastal home!

#### PROPERTY DETAILS

|             |          |              |        |
|-------------|----------|--------------|--------|
| Heating     | Cooling  | HotWater     | Water  |
| Gas Natural | Electric | Gas- Natural | Public |

# Berger Realty

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