

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



158 Arbor  
Villas, NJ 08251

Asking \$449,900.00



## COMMENTS

Welcome to your beautifully renovated two-bedroom, one-bath coastal retreat—just steps from the beach. At the heart of the home, tucked at the back, is a luminous family room with soaring vaulted ceilings that soar above large windows and sliding glass doors, opening directly onto a charming deck in the yard. This dramatic vertical space draws in natural light, enhances airflow, and creates an inviting space where indoor living seamlessly spills outdoors. Up front, the living area fosters a cozy, welcoming ambiance while still benefiting from the daylight atmosphere carried through from the family room. Throughout, the home has been thoughtfully modernized: the kitchen features stainless steel appliances and sleek quartz countertops, while the bathroom gleams with contemporary fixtures. All major systems, lighting, and flooring have been renewed, offering a turnkey experience that's ready for immediate enjoyment. The deck just beyond the family room extends your living space under the sky—perfect for morning coffee, evening gatherings, or simply relaxing in the fresh coastal breeze. With smart design decisions, smart updates, and no-maintenance finishes, this home writes a compelling story for everyday living, vacation enjoyment, or rental potential. Blending beachside convenience, smart architectural flow, and fresh modern finishes, this home presents a rare chance to enjoy coastal living at its finest.

## PROPERTY DETAILS

Heating  
Heat Pump

Cooling  
Electric  
Other Air Conditioning

HotWater  
Electric

Water  
Public



Ask for Joan S. Spencer  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jss@bergerrealty.com

