

# Berger Realty

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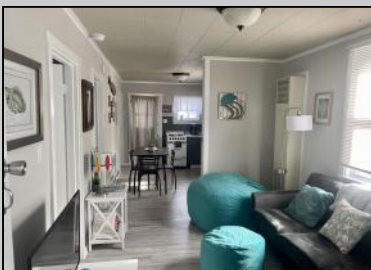
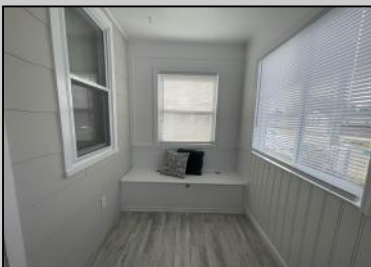
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Ocean City, NJ 08226  
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**217 Ridgewood  
Villas, NJ 08251**

**Asking \$417,700.00**



## COMMENTS

Salt Air Summer Cottage – Your bayside escape located just 8 homes from the peaceful Delaware Bay Beaches. This charming 2-bedroom, 1 bath is just perfect for evening strolls, breathtaking sunsets, and tranquil beach days. Thoughtfully updated, the home features a newer roof, energy-efficient Fujitsu mini-split duct system for heating and air conditioning, a tankless water heater, washer/dryer stackable unit, and updated electric. Enjoy outdoor living on the lovely paver patio, rinse off in the private outdoor shower, store your kayak in the 10x12 shed or relax in the backyard—ideal for entertaining or simply unwinding after a day at the shore. Whether you're searching for a private getaway or a cozy year-round retreat, this location offers the best of both worlds—peaceful bay living just minutes from Cape May, the Wildwoods, and the area's favorite restaurants and attractions.

## PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Vinyl	Patio	Living Room	Smoke/Fire Alarm
	Storage Building	Eat-In-Kitchen	Vinyl Flooring
	Outside Shower	Laundry Closet	Mini Split

AppliancesIncluded	Basement	Heating	Cooling
Range	Crawl Space	Gas Natural	Central Air Condition
Refrigerator		Electric	Split
		Baseboard	



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