

8 Texas  
Villas, NJ 08251

Asking \$549,999.00



#### COMMENTS

**\*\*Updated photos featuring recent upgrades coming soon\*\*\*** Absolute turnkey opportunity for a primary home or vacation home (with short-term rental income history)! This Milman bungalow was completely remodeled down to the studs in 2020 and now has an open floor plan with upgrades galore! The resort-like backyard has an in-ground gunite 'sport' pool with saltwater filter and heater. A Hampton-style design lends itself to a natural backyard setting leaving plenty of yard space for playing lawn games. The home has upgraded interior and exterior craftsman doors and features Sherwin Williams' decorator paint colors and custom 2-inch cordless blinds throughout. In the kitchen, the custom white shaker cabinetry and island with a breakfast bar - all have soft close drawers and are topped with neutral granite countertops. The stainless-steel appliances include a natural gas five burner range, built-in microwave, large capacity refrigerator, dishwasher and garbage disposal. The primary bedroom fits a King-size bed and for privacy is located opposite from the other bedrooms. It has an en-suite bathroom with a large walk-in subway tile shower with glass doors, rain shower head with handheld option, as well as his and her closets. The two additional bedrooms are evenly sized and spacious with roomy closets. They share a hall bathroom which has a porcelain tub shower combo with subway tile enclosure and a deep linen closet. The open living and dining areas have plenty of space for everyone to enjoy hanging out plus, there's additional seating at the kitchen's island. Just off the dining room is a laundry area with an extra-large capacity HE top loading washer and gas clothes dryer. Back outside, the gigantic 85x100 lot has recently installed vinyl privacy backyard fencing, a shed, a concrete patio and two custom paver patios adjacent to the pool for sunbathing and dining. Don't miss the oversized 4x6 outdoor shower with both hot and cold water. The professionally designed landscaping in both the front and back yards frame the manicured sod lawn which has irrigation to stay green all summer. There is also plenty of parking with 2 driveway spots and space for 3 cars in the off-side street parking. Come see this fabulous home today!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
	Porch	2 Car	Kitchen
	Fenced Yard	Stone Driveway	Eat-In-Kitchen
	Storage Building		Laundry/Utility Room
	Outside Shower		
	In Ground Pool		

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
------------------	--------------------	--------------	----------

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Vinyl Flooring  
Kitchen Island

Range  
Oven  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Stove Natural Gas

Partial Furniture  
Window Treatments

Crawl Space

Heating  
Gas Natural

Cooling  
Central Air Condition

HotWater  
Gas- Natural

Water  
City

Sewer  
City



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

