

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



200 Alexander  
Villas, NJ 08251

Asking \$399,900.00



## COMMENTS

OPEN HOUSE Saturday 8/23, 1-3PM and Sunday 8/24, 12-2. Welcome to 200 Alexander Avenue in Villas, NJ — a charming 2-bedroom, 1-bath ranch on a desirable corner lot, just blocks from the Delaware Bay. With approximately 1,140 sq. ft. of living space, this single-level home is ideal for year-round living, a vacation retreat, or an investment property. Step inside to find a welcoming layout with a spacious living room, dining area, and bright kitchen that flows comfortably for everyday living and entertaining. Natural light fills the rooms, creating a warm and inviting atmosphere. A laundry closet with washer and dryer provides added convenience. The outdoor spaces are designed for relaxation and functionality. Enjoy a fenced-in yard and patio, perfect for entertaining or unwinding after a day at the beach. Two large sheds offer ample storage for beach gear, bicycles, kayaks, or hobbies. A concrete driveway provides off-street parking. Enjoy year-round comfort and lower energy bills with solar panels, efficient natural gas heating, a gas range and hot water, plus split A/C for cooling. City water and sewer add to the ease and convenience of shore living. Tucked away in Lower Township, yet only minutes from Cape May's shops, dining, and historic charm, this home offers the best of both worlds. Just down the road, the Delaware Bay invites you to enjoy sandy beaches, paddle out on the water, or simply relax while watching breathtaking sunsets at the shore.

## PROPERTY DETAILS

Exterior  
Solar Panels-Leased

Outside Features  
Patio  
Fenced Yard  
Storage Building

ParkingGarage  
Concrete Driveway

OtherRooms  
Living Room  
Kitchen  
Dining Area  
Laundry Closet



Ask for: M. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com



HotWater  
Gas- Natural

Water  
City  
Public

Sewer  
City  
Public