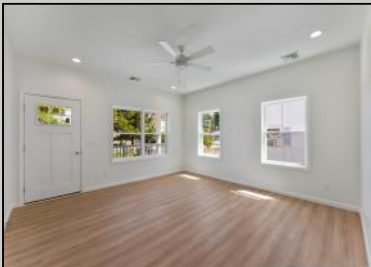


Berger Realty

Since 1928



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



206 A Frances
Villas, NJ 08251

Asking \$688,000.00



COMMENTS

Located just eight houses from the serene bay beaches and stunning sunsets of the Delaware Bay, this brand-new construction home offers the perfect blend of comfort, style, and coastal living. Step inside to a bright and inviting living room that flows seamlessly into a custom kitchen featuring shaker-style cabinets, quartz countertops, a center island, and stainless-steel appliances. The adjoining dining area includes sliding glass doors that open to a spacious 12' x 30' Trek deck—perfect for entertaining or enjoying summer evenings. The private primary suite includes a full bath and a generous walk-in closet, while two additional bedrooms provide ample storage. A convenient hall storage closet/pantry and dedicated laundry room with an exterior door add to the home's functionality. Additional highlights include gas heat and central air, on-demand water heater, luxury vinyl plank flooring, ceiling fans throughout, sodded yard with irrigation system, raised foundation with flood vents and two-car stone driveway. With its ideal location just steps to the Delaware Bay, this home is the perfect choice for a summer getaway or comfortable year-round living.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	2 Car	Living Room
	Porch	Stone Driveway	Kitchen
	Sprinkler System		Dining Area
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Storage	Oven	Crawl Space	Gas Natural
Walk in Closet	Microwave Oven		
Laminate Flooring	Refrigerator		
Tile Flooring	Dishwasher		
	Smoke/Fire Detector		
	Stove Natural Gas		
Cooling	HotWater	Water	
Central Air Condition	On Demand	City	City

