



**206 A Frances
Villas, NJ 08251**

Asking \$689,000.00



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

Appl. for Gar. C. Lett. 1/15/15
Oven Crawl Space
Microwave Oven
109 E 55th St., Ocean City
Refrigerator
Call: 609-399-4211
Dishwasher
Email: info@bergerrealty.com
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