



**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 Vinyl	Inside Features	Parking Garage	Other Rooms
	Deck	2 Car	Living Room
	Porch	Stone Driveway	Kitchen
	Sprinkler System		Dining Area
			Laundry/Utility Room

	Appliances Included	Heating
	Oven	Gas Natural
	Microwave Oven	
	Refrigerator	
	Dishwasher	
	Stove Natural Gas	

Ask for Phillip Berger	Basement
Berger Realty Inc.	Crawl Space
330 Bay Avenue, Ocean City	
Call: 609-391-1330	
Email: <a href="mailto:Phillip.Berger@bergerrealty.com">Phillip.Berger@bergerrealty.com</a>	

Hot Water	Water
On Demand	City