



**2988 Bybrook  
Villas, NJ 08251**

**Asking \$599,000.00**



## COMMENTS

Just two short blocks from the Delaware Bay beaches and breathtaking sunsets, this home offers both ample space and comfort in a highly desirable location. Inside, the open living room flows seamlessly into the kitchen and dining area, creating the perfect setting for everyday living and entertaining. A cozy rear family room extends the living space, featuring sliding glass doors that lead to a private side deck. The primary suite is thoughtfully situated on one side of the home with a large private bath and walk-in closet, while two additional bedrooms with ample closet space and a full bath are located on the opposite side, providing privacy for family or guests. Adding to the home's versatility is an attached rear workshop on the first floor, ideal for hobbies or projects, along with a spacious bonus room above that includes its own sliding glass doors opening to a second-floor deck—perfect for a home office, studio, or potential fourth bedroom. Serviced by an electric heat pump, central air, and solar panels with a low monthly lease payment of just \$140, delivering both comfort and energy efficiency year-round. Set on a 75 x 100 lot, the property backs to a peaceful wildlife nature sanctuary, offering privacy and serene views, while still being just steps from the bay beaches. With a few updates, this home is ready to be transformed into your perfect coastal retreat.

## PROPERTY DETAILS

|               |                                |                     |           |
|---------------|--------------------------------|---------------------|-----------|
| Exterior Wood | Other Rooms                    | Appliances Included | Heating   |
|               | Living Room                    | Range               | Heat Pump |
|               | Kitchen                        | Oven                |           |
|               | Recreation/Family              | Refrigerator        |           |
|               | Dining Area                    | Washer              |           |
|               | Ask for Dawn Scott             | Dryer               |           |
|               | Berger Realty Inc.             | Dishwasher          |           |
|               | 1330 Bay Avenue                | Disposal            |           |
|               | Ocean City                     |                     |           |
|               | Call: 609-391-1330             |                     |           |
|               | Email to: dns@bergerrealty.com |                     |           |
|               | Home Electric                  | Water City          |           |



## Ask for Dawn Scallions

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 Electric City

