



**85 Wildwood  
Villas, NJ 08251**

**Asking \$1,299,000.00**



**COMMENTS**

OPEN HOUSE!! Sunday 10/19 12-2pm!! Custom New Construction 4 Bed 3 Bath home just one block from the Delaware Bay and it's amazing sunsets!! No expense was spared on this beautifully crafted home - some of the highlights include 9 foot ceilings, 2x6 construction, Hardie backer siding, Azek trim and accents, IPE Decking with Mahogany ceiling on the front porch, and striking metal roof details for long-lasting curb appeal. Step inside to find Engineered Hickory hardwood floors throughout, a gas fireplace in the first floor living room, and a thoughtfully designed open layout ideal for everyday living and entertaining. The gourmet kitchen is a chef's dream, complete with quartzite countertops, upgraded stainless steel Zline appliances, a convenient pot filler, beverage cooler, and an oversized walk-in pantry. A spacious first-floor bedroom provides flexible living options, while upstairs you'll find the en suite primary bedroom with balcony access, two additional generously sized bedrooms, and a custom-tiled hall bath. All bathrooms in the home feature beautiful custom tile work, adding a touch of elegance throughout. Enjoy year-round comfort with dual-zone HVAC. The one-car garage features a custom epoxy-coated floor, and the professionally landscaped yard is equipped with a full sprinkler system. Outdoor living is elevated with a charming front porch and a fully fenced backyard oasis that includes a heated in-ground pool and cabana house—perfect for relaxing or entertaining. With its unbeatable location just steps from the Delaware Bay and its breathtaking sunsets, plus close proximity to local shops, dining, and recreation, this home offers a rare opportunity to enjoy upscale shore living with every detail thoughtfully considered. Don't miss your chance to own this exceptional property—schedule your private tour today!

**PROPERTY DETAILS**

|                  |                    |                   |                      |
|------------------|--------------------|-------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Hardie Board     | Porch              | Garage            | Living Room          |
|                  | Fenced Yard        | 1 Car             | Den/TV Room          |
|                  | Outside Shower     | Attached          | Dining Area          |
|                  | In Ground Pool     | Auto Door Opener  | Laundry/Utility Room |
|                  | Sprinkler System   | Concrete Driveway | Storage Attic        |
| InteriorFeatures | AppliancesIncluded | Basement          | Heating              |
| Fireplace- Gas   | Range              | Crawl Space       | Gas Natural          |
| Wood Flooring    | Oven               |                   | Forced Air           |
| Smoke/Fire Alarm | Self-Clean Oven    |                   | Multi-Zoned          |
| Storage          | Microwave Oven     |                   |                      |
| Walk in Closet   | Refrigerator       |                   |                      |
| Tile Flooring    | Dishwasher         |                   |                      |

# Berger Realty

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