

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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222 Weber  
Villas, NJ 08251

Asking \$435,000.00



## COMMENTS

Modern Coastal Retreat with Pool & Prime Location This beautifully maintained single-family home offers 3 bedrooms, 2.5 bathrooms, and 1,664 sq ft of living space. Recent upgrades roof and hot water heater (all within the past 5 years). Enjoy outdoor living with an in-ground pool and poolside bar, detached garage, and newly paved driveway. Located just 4 blocks from the Delaware Bay beach, and within walking distance to local restaurants and convenience stores. Only 10 minutes to historic Cape May and 15 minutes to the Wildwoods boardwalk. Perfect for year-round living or a vacation escape in one of South Jersey's most desirable coastal communities. HIGHLY MOTIVATED OWNER.....

## PROPERTY DETAILS

|                 |                   |                     |              |
|-----------------|-------------------|---------------------|--------------|
| OutsideFeatures | ParkingGarage     | AppliancesIncluded  | AlsoIncluded |
| Fenced Yard     | Garage            | Range               | Drapes       |
| In Ground Pool  | Concrete Driveway | Microwave Oven      | Curtains     |
|                 |                   | Refrigerator        | Shades       |
|                 |                   | Washer              | Blinds       |
|                 |                   | Dryer               | Rugs         |
|                 |                   | Dishwasher          |              |
|                 |                   | Disposal            |              |
|                 |                   | Smoke/Fire Detector |              |



Heating  
Forced Air  
Cooling  
Central Air Condition  
HotWater  
Electric  
Ask for J.K. Heppner  
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