



**323 Pacific
Villas, NJ 08251**

Asking \$469,000.00



COMMENTS

Amazing opportunity! Move-in ready! Year-round, Seasonal, Vacation Getaway or Investment property! Turn-Key 3 bedrooms, 2 bath Rancher on a huge lot (75' x 150') and on a dead-end street! Lots of Extras! Freshly painted, all appliances included. Natural gas heat and Central Air. All Spacious rooms. Living room with corner wood stove. Spacious Kitchen features sliders to fenced in rear yard with 4-5 outbuildings plus enough room for expansion. Hardwood Laminate flooring throughout & both bathrooms are tiled floors. Many Possibilities! Off street parking in driveway. Property includes 12 x 24 large workshop with electric, and fully equipped greenhouse (22 x 21) with electric, water and heat, a Chicken coop with electric, and 8 x 10 shed. Possible subdivision with rear lot with variance. Buyers responsible to verify with zoning and construction office during due diligence inspection.. Property goes street to street and backs up to wooded parcel and paper street (E. Hudson Ave.). City water in street. Buyer responsible for hookup to house. Well in front yard. City sewer. Convenient ideal location. Minutes to bay, beaches, ferry, shopping, restaurants, Cape May, Wildwood, bird watching, boating and all area attractions!

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Fenced Yard Storage Building See Remarks	ParkingGarage See Remarks	OtherRooms Living Room Eat-In-Kitchen Laundry/Utility Room Storage Attic See Remarks
InteriorFeatures Storage Wood Burning Stove	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded See Remarks	Basement Crawl Space Outside Entrance
Heating Gas Natural Forced Air	Cooling Central Air Condition	HotWater Gas- Natural On Demand	Water City Well
Sewer			

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



City



Ask for Carol Cawley
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: clc@bergerrealty.com

