



**323 Pacific  
Villas, NJ 08251**

**Asking \$479,000.00**



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

# Berger Realty

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