



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

Sewer

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



City



Ask for Thomas Byrne
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tfb@bergerrealty.com

