



15 Delaware  
Villas, NJ 08251

Asking \$464,900.00



#### COMMENTS

Just Reduced! Motivated Seller!! Welcome to "The Entertainer" – a beautifully appointed 3-bedroom, 3-bathroom home located in the highly sought-after Cape May Villas neighborhood. This charming residence offers a spacious layout designed for both relaxation and entertaining. Step into the generous living room, ideal for hosting guests or unwinding after a busy day. The heart of the home features a massive eat-in kitchen with rich cherry cabinetry, gleaming granite countertops, and ample space for culinary creativity. The master suite provides a tranquil retreat with an updated private bath, while two additional large bedrooms share the 3-piece hall bath off the kitchen. Outside, you'll find your very own backyard oasis. Enjoy time on the covered deck, or take advantage of the expansive, private yard—perfect for outdoor games, gatherings, or cozy fire pit nights during the cooler seasons. A convenient third full bath is located just off the covered deck, ideal for guests or after a day at the beach. Plus, there's an additional outdoor shower, making cleanup after fun in the sun a breeze. Additional highlights include an oversized garage and a spacious shed—ideal for extra storage, or for transforming into a man cave or she shed. This home has also been successfully used as an Airbnb, generating nearly \$60k annually in rental income, making it an ideal investment opportunity or a perfect blend of private living with the potential for passive income. Turn key - furniture included! Solar panel lease just \$55.25 per month! With low taxes, an oversized lot, and incredible earning potential, this home is a rare find that you won't want to miss!

#### PROPERTY DETAILS

|                     |                    |                   |                   |
|---------------------|--------------------|-------------------|-------------------|
| Exterior            | OutsideFeatures    | ParkingGarage     | OtherRooms        |
| Vinyl               | Patio              | Garage            | Living Room       |
| Solar Panels-Leased | Deck               | Detached          | Kitchen           |
|                     | Porch              | Stone Driveway    | Eat-In-Kitchen    |
|                     | Grill              | 4 car parking     | Storage Attic     |
|                     | Fenced Yard        |                   | 1st Floor Primary |
|                     | Storage Building   |                   | Bedroom           |
|                     | Outside Shower     |                   | Laundry Closet    |
| InteriorFeatures    | AppliancesIncluded | AlsoIncluded      | Heating           |
| Vinyl Flooring      | Range              | Furniture         | Gas Natural       |
|                     | Oven               | Window Treatments | Forced Air        |
|                     | Microwave Oven     |                   |                   |
|                     | Refrigerator       |                   |                   |
|                     | Washer             |                   |                   |
|                     | Dryer              |                   |                   |

# Berger Realty

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