

**240 Pacific
Villas, NJ 08251**

Asking \$749,900.00



COMMENTS

Sunsets, Sunsets, Sunsets....Just steps from the bay, 240 W Pacific is your bayside haven with water views that never grow old. This spacious 4-bedroom, 2-bathroom home is perfectly situated just one house back from the shoreline and directly across from a convenient bay access path, making daily waterfront strolls effortless. Nestled in the peaceful Villas community, this home offers the perfect blend of coastal charm and relaxed serenity, all while delivering postcard-worthy sunsets right from your doorstep. Step through the front door into a bright and welcoming enclosed porch wrapped in windows. This cozy, versatile space is perfect for morning coffee, curling up with a book, or enjoying game night with friends and family. Just beyond, the open concept living and dining area offers plenty of room to gather, dine, and unwind. Tucked off this central space is the first-floor primary bedroom, comfortably sized for a queen bed and located next to a spacious bathroom featuring a standing shower and a brand-new vanity. At the back of the home, the renovated kitchen impresses with crisp white cabinetry, quartz countertops, a matching tile backsplash, modern open shelving, and stainless-steel Whirlpool appliances. Just off the kitchen, a dedicated laundry room adds convenience and bonus storage space. Upstairs, you'll find three generously sized bedrooms and an updated bathroom with a stand-up shower and sleek new vanity. The front-facing bedroom is a true retreat, complete with a sliding glass door that opens to a private deck offering breathtaking bay views and an abundance of natural light, an ideal spot to start or end your day. Outdoor living is just as inviting. Gather around the front yard fire pit for evening relaxation, rinse off the beach sand in the outdoor shower, and keep all your gear tucked away in the backyard storage shed. With off-street parking for two vehicles plus ample on-street parking, hosting friends and family is effortless. This move-in ready home features fresh paint throughout, new vinyl flooring, a fully renovated kitchen, updated bathrooms, and modern appliances, everything you need for easy shore living. Ideally located in the heart of the Villas, you're just minutes from multiple beaches along the Delaware Bay and Atlantic Ocean. Enjoy easy access to local shops, restaurants, and recreational spots, all just a quick drive or bike ride away. Whether you're craving fresh seafood, a lazy beach day, or shopping at the shore, it's all right at your doorstep. Whether you're looking for a move-in ready space or a canvas to bring your vision to life, this property offers endless potential to become the coastal retreat you've always imagined. Already operating as a successful rental, it also presents a fantastic investment opportunity from day one. With the right vision, a builder could enhance the home to three full stories, maximizing the amazing water views and creating a truly spectacular residence. With its prime location, water views, and inviting spaces, this home offers not just a place to live but a lifestyle by the Bay. Don't miss this rare opportunity to create your dream home just steps from the water!

PROPERTY DETAILS

Berger Realty

• Since 1928 •



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



Exterior Vinyl	OutsideFeatures Deck Storage Building Outside Shower	ParkingGarage Parking Pad 2 Car Black Top Driveway	OtherRooms Living Room Kitchen Dining Area Laundry/Utility Room 1st Floor Primary Bedroom
InteriorFeatures Smoke/Fire Alarm Vinyl Flooring	AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Electric Stainless steel appliance	AlsoIncluded Shades Partial Furniture See Remarks	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan Window Conditioning	HotWater Electric Air	Water City
Sewer City			



Ask for Michael Wallitsch
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: mow@bergerrealty.com

