



**42 Franklin  
Villas, NJ 08251**

**Asking \$430,000.00**



## COMMENTS

Step inside 42 Franklin Avenue and discover a stunning coastal retreat where modern design meets effortless comfort. Fully renovated in 2022, this move-in-ready ranch offers an inviting open-concept layout that feels bright, airy, and completely refreshed. Enjoy a designer-inspired kitchen with custom granite countertops, new cabinetry, and stainless-steel appliances, all flowing seamlessly into a spacious living area perfect for entertaining or relaxing after a day by the bay. Throughout the home, wood-look vinyl flooring, updated bathrooms with sleek tile finishes, and modern lighting create a sense of everyday luxury. With 3 bedrooms, 2 full bathrooms, and thoughtful touches like a dedicated laundry room, this home combines style and practicality in every corner. Outside, recent upgrades—including new HVAC, vinyl siding, and all-new systems—mean peace of mind for years to come. Located just minutes from the Delaware Bay shoreline and a beautiful family friendly playground, 42 Franklin Avenue is your chance to enjoy the best of coastal living without the upkeep. Move right in and start living your modern beach-town dream.

## PROPERTY DETAILS

|                                                                                                                                                                                                                                                                                                      |                  |                                                                                                                                |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Exterior                                                                                                                                                                                                                                                                                             | Outside Features | Parking Garage                                                                                                                 | Other Rooms                                                                           |
| Vinyl                                                                                                                                                                                                                                                                                                | Patio            | Concrete Driveway                                                                                                              | Living Room                                                                           |
| Solar Panels-Leased                                                                                                                                                                                                                                                                                  |                  |                                                                                                                                | Kitchen                                                                               |
|                                                                                                                                                                                                                                                                                                      |                  |                                                                                                                                | Eat-In-Kitchen                                                                        |
|                                                                                                                                                                                                                                                                                                      |                  |                                                                                                                                | Laundry/Utility Room                                                                  |
|  <p> <b>Ask for David P. Heating,</b><br/> <b>Berger Realty Inc.</b><br/> <b>409 E 55th St., Ocean City</b><br/> <b>Call: 609-399-4211</b><br/> <b>Email to: dph@bergerrealty.com</b><br/> <b>Dishwasher</b> </p> |                  | <p> <b>Appliances:</b><br/>           Range<br/>           Oven<br/>           Refrigerator<br/>           Washer         </p> | <p> <b>Heating:</b><br/>           Gas Natural<br/>           Forced Air         </p> |
|                                                                                                                                                                                                                                                                                                      |                  | Water                                                                                                                          | Cooling                                                                               |
|                                                                                                                                                                                                                                                                                                      |                  | Public                                                                                                                         | Central Air Condition                                                                 |
|                                                                                                                                                                                                                                                                                                      |                  |                                                                                                                                |  |
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