

# Berger Realty

Since 1928



Ocean 17  
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**213 Langs  
Villas, NJ 08260**

**Asking \$365,000.00**



## COMMENTS

This adorable 2-bedroom, 1-bath home sits on a huge 80 x 100 lot, offering plenty of outdoor space for entertaining, gardening, or future expansion. Inside, you'll find a cozy and well-maintained interior with a spacious living room eat in kitchen, central heat and air, and hardwood floors throughout. There is also a full attic for your storage needs. This turnkey property is perfect as a year-round residence, vacation getaway, or investment opportunity. The property's oversized lot provides privacy and potential, all while being conveniently located near local shops, restaurants, and just a short 1-mile drive to the beautiful Delaware Bay beaches. Don't miss your chance to own a piece of the shore lifestyle — whether you're looking to settle down, escape for weekends, or invest in a promising coastal market this one could be the one for you!

## PROPERTY DETAILS

|                      |                  |                       |              |
|----------------------|------------------|-----------------------|--------------|
| OtherRooms           | InteriorFeatures | AppliancesIncluded    | AlsoIncluded |
| Living Room          | Wood Flooring    | Range                 | Blinds       |
| Kitchen              |                  | Oven                  | Furniture    |
| Laundry/Utility Room |                  | Microwave Oven        |              |
|                      |                  | Refrigerator          |              |
|                      |                  | Washer                |              |
|                      |                  | Dryer                 |              |
| Basement             | Heating          | Cooling               | HotWater     |
|                      | Gas Natural      | Central Air Condition | Gas- Natural |



Ask for Troy Eggie

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