



**10 Delaware Bay  
Villas, NJ 08251**

**Asking \$1,298,000.00**



**COMMENTS**

Invite the whole family for the holidays in this 6 bedroom, 4 full bath and 2 half bath home. Steps to the Delaware Bay. Originally custom built by Town Bank Builders. Ready to move into immediately. First floor features a full kitchen, eating/dining area, family room, laundry room, 2 bedrooms (one with an attached 1/2 bath), and one full bath. Second floor features an en-suite bedroom with walk-in closet and attached full bath, 2 more bedrooms and another full bath. Third floor is a charm. Beautiful living area with gas fireplace, bar area with ice machine, microwave, dishwasher and wine cooler. Also on the third floor is a quaint powder room. Third floor full master suite with attached private bathroom. All furniture, bedding, kitchen items, and window treatments included. Full inventory list available. Oh, and did we mention, views galore with covered decks that run full length off each floor. Outside is ready to go for the summers of dreams and entertaining. Expansive paved back patio with a 24 ft. above ground pool. Fully fenced on a corner lot. Off street parking on a large concrete driveway. Also included is the patio furniture and grill. What more could you possibly need? Literally walk in and start enjoying your shore home. Was used as a family second home but lightly rented in 2022, 2023 and 2024. Not rented in 2025 as the family used it for their own enjoyment. Condition is impeccable. Fantastic curb appeal. Open House Sat 11/15 and Sun 11/16. Both days 11 AM to 2 PM.

**PROPERTY DETAILS**

|                  |                    |                   |                      |
|------------------|--------------------|-------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Vinyl            | Patio              | Concrete Driveway | Living Room          |
|                  | Deck               |                   | Dining Room          |
|                  | Enclosed/Covered   |                   | Kitchen              |
|                  | Patio              |                   | Den/TV Room          |
|                  | Grill              |                   | Recreation/Family    |
|                  | Fenced Yard        |                   | Dining Area          |
|                  | Storage Building   |                   | Pantry               |
|                  | Outside Shower     |                   | Laundry/Utility Room |
|                  | Above Ground Pool  |                   | Storage Attic        |
|                  |                    |                   | See Remarks          |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded      | Basement             |
| Bar              | Range              | Furniture         | Crawl Space          |
| Fireplace- Gas   | Oven               | See Remarks       |                      |
| Wood Flooring    | Self-Clean Oven    | Window Treatments |                      |
| Security System  | Microwave Oven     |                   |                      |
| Smoke/Fire Alarm | Refrigerator       |                   |                      |

# Berger Realty

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