

# Berger Realty

Since 1928



Ocean 17  
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Ocean City, NJ 08226  
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**309 Matthews  
Villas, NJ 08251**

**Asking \$399,900.00**



## COMMENTS

Opportunity Awaits on 6 + Private Acres Tucked away at the end of a quiet dead-end street, this property offers a rare combination of privacy, space, and natural surroundings. The 6-acre parcel is bordered by mature woods and scenic wetlands, creating a peaceful setting for those who value seclusion and a connection to nature. The existing home is in need of repairs and updating, presenting an ideal opportunity for renovation or new construction. Whether you're looking to restore the current structure or build your dream home from the ground up, this tranquil location provides endless potential just minutes from area beaches, shopping, and dining. Home is serviced by well water with connections available and private septic. Home is being sold in "as is" condition.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
		Attached	Den/TV Room
			Dining Area
			Pantry
			Laundry/Utility Room

InteriorFeatures	Heating	Cooling	HotWater
Wall to Wall Carpet	Gas Propane	None	Electric
	Electric		
	Basement		



Ask for Monica Raab  
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