



206 Holly
Rio Grande, NJ 08242

Asking \$449,900.00



COMMENTS

Experience comfort, privacy, and small-town charm in this beautifully maintained home located in the peaceful Shannon Oaks neighborhood. Known for its quiet, tree-lined streets and welcoming community, Shannon Oaks offers serene living with convenient access to everything Rio Grande has to offer. Step inside to a bright, open concept living room, dining area, and kitchen; an ideal layout for everyday living and family gatherings. Natural light fills the space, highlighting the home's clean design and warm character. The kitchen has been thoughtfully updated with a new dishwasher (2025) and new countertops, sink, stove, and refrigerator (2023). A large pantry provides excellent storage, blending practicality with style. Down the hall, the master bedroom offers generous closet space, while the updated main bathroom features fresh tile flooring, a new vanity, and a new toilet. At the end of the hall, a spacious laundry room with a brand-new Samsung front-load washer and dryer connects directly to the two-car garage for added convenience. Upstairs, you'll find two large bedrooms with charming dormer windows that bring in abundant natural light. The hall bathroom has just been updated with brand-new tile flooring, a modern vanity, and a new toilet. A roomy hallway closet provides additional space for linens, towels, and storage. Outside, the property offers even more to love. The yard features a large outdoor shed, a driveway that accommodates up to two cars, and ample on-street parking. The quiet, low-traffic street makes the neighborhood especially safe and enjoyable for children riding bikes, walking pets, or spending time outdoors. This home has been meticulously updated this year, including fresh interior and exterior paint, recessed lighting, a new gas HVAC system, an electric water heater, new bedroom fans, and gas service added to the house. Combined with the updated kitchen, bathrooms, and laundry room, the home is fully move-in ready with a modern, refreshed feel throughout. Perfectly situated just minutes from shopping, dining, local parks, and the world-famous beaches of Wildwood and Cape May, this home offers the ideal balance of convenience and relaxation. Enjoy everything Rio Grande has to offer, then return to the peaceful comfort of Shannon Oaks. Blending style, functionality, and comfort, this home is the perfect choice for families seeking a welcoming retreat!

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Garage	Living Room	Smoke/Fire Alarm
	2 Car	Kitchen	Laminate Flooring
	Attached	Dining Area	
	Concrete Driveway	Pantry	
		Laundry/Utility Room	
		1st Floor Primary	
		Bedroom	

Berger Realty

• Since 1928 •



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



AppliancesIncluded
Oven
Refrigerator
Washer
Dryer
Dishwasher
Stove Electric

AlsoIncluded
Blinds

Basement
Crawl Space

Heating
Gas Natural
Forced Air

Cooling
Central Air Condition
Ceiling Fan
Gas

HotWater
Electric

Water
City

Sewer
City



Ask for Thomas Horan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: tph@bergerrealty.com

