



**235 Bates
Villas, NJ 08251**

Asking \$450,000.00



COMMENTS

HIGHEST AND BEST DUE BY THURSDAY 12/11 BY 12PM. Just four houses from the peaceful Delaware Bay beaches and spectacular sunsets, this coastal cottage offers an easy, welcoming way of life. From the moment you arrive, the home greets you with a front porch framed by a pergola and mature plantings, all overlooking a grassy yard enclosed by new fencing. Beach grasses, hydrangeas, raised beds, and even a fig tree add natural charm to the outdoor spaces. Inside, the home feels both cozy and comfortable. It features three bedrooms and two full baths, along with old-world hardwood flooring and fresh interior paint. The primary bathroom, renovated in 2024, includes durable LVP flooring and a clean, modern design. A large eat-in kitchen sits at the center of the home—an inviting place for cooking and gathering with friends and family. A separate laundry/mud room adds extra functionality and storage. Many windows were updated in 2022 (excluding the kitchen and back bedroom), allowing light to flow throughout the home. New front and back screen doors 2025. Additional conveniences include off-street parking, new ceiling fans, enclosed outside shower, and a spacious shed with electric. Close to the Villas Fishing Club, local restaurants, and the bay's sandy shoreline, this home offers a relaxed coastal lifestyle with plenty of charm and practicality. A comfortable refuge just steps from the water. Some furnishings may be negotiable. Easy to show.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	2 Car	Living Room
	Storage Building	Concrete Driveway	Kitchen
	Sidewalks		Eat-In-Kitchen
	Outside Shower		Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Drapes	Crawl Space
Storage	Oven	Curtains	
Tile Flooring	Microwave Oven	Shades	
Vinyl Flooring	Refrigerator	Blinds	
	Washer	Partial Furniture	
	Dryer	See Remarks	
	Dishwasher		
	Stove Electric		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Electric	City

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