



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

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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



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Ask for John Clarke
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jwc@bergerrealty.com

