



**87 Rose
Villas, NJ 08251**

Asking \$479,900.00



COMMENTS

Bold, modern, and beautifully finished, 87 Rose Lane offers a contemporary coastal escape just steps from the Delaware Bay. High-contrast design elements, clean lines, and thoughtfully curated details create a style that is both striking and inviting. Whether you're enjoying the natural light throughout the home or relaxing in the Bay breezes outdoors, this property blends contemporary design with the ease of shore living. Step inside to an open floor plan that seamlessly connects the living, dining, and kitchen areas; ideal for casual family living. The kitchen features a combined pantry and laundry closet with new wood-and-frosted-glass barn doors, stainless steel appliances, including a newer refrigerator and a low-profile over-the-stove microwave, and a newly built island with a brand-new dishwasher and seating for four. A glass sliding door fills the space with natural light and frames a lovely view of the garden. Thoughtful paint updates completed over time enhance the home's dramatic modern style, while LED flush-mount lights with night-light dimmers add a warm and inviting ambiance for relaxing evenings. The hallway leads to three well-appointed bedrooms, each offering generous space; two can comfortably accommodate a king-size bed, while the third is best suited for a queen-size bed due to its layout and available space. A beautifully updated bathroom serves this area, featuring freshly painted walls, a modern vanity, and an upgraded toilet. The hallway also provides attic access, with a new aluminium attic ladder installed for easier, more convenient entry. Outdoors, the expansive, fully fenced yard, with mature oak trees, offers exceptional versatility. A modern 7x7 resin shed sits atop a stone base, while a spacious 12x18 aluminum hardtop gazebo, complete with lighting, two ceiling fans, mosquito netting, and privacy screens, creates an ideal setting for outdoor entertaining. A fire pit adds to the ambiance, and the newly laid stone driveway accommodates four to six cars, with ample street parking available. Recent updates include a new roof with an added ridge vent for improved ventilation (2023), a new HVAC system (2024), all new exterior paint in Iron Ore, a vapor barrier and insulated block walls in the crawl space (2024), updated lighting throughout, ceiling fans in every room, luxury vinyl plank flooring throughout, custom closet systems in each bedroom, a hardscaped stone border around the home, a modern resin shed, an outdoor aluminum gazebo, a fire pit, and an expanded stone driveway. Perfectly located just a short drive from charming local shops, popular restaurants, and the beautiful beaches of Cape May, this home offers the ideal combination of tranquil bay-side living and convenient access to vibrant attractions. Whether you're seeking a peaceful retreat or a smart investment, 87 Rose Lane is perfectly positioned to enjoy the very best of the Delaware Bay area. Open House, Saturday, December 13th, 12-2pm.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard	ParkingGarage See Remarks	OtherRooms Living Room
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Berger Realty

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	Storage Building	4 car parking Gravel Driveway	Eat-In-Kitchen Pantry Laundry Closet
InteriorFeatures Vinyl Flooring Kitchen Island	AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Electric Stainless steel appliance	AlsoIncluded Blinds	Basement Crawl Space Outside Entrance See Remarks
Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan Gas	HotWater Electric	Water City
Sewer City			



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