



**206 Bentz**  
**Villas, NJ 08251**

**Asking \$449,790.00**



#### COMMENTS

Nestled in the heart of Lower Township, The Enclave at Bentz features 10 exclusive and thoughtfully crafted new construction homes located at the intersection of Bentz Avenue and Star Avenue in Villas, NJ. This limited collection of residences offers the perfect blend of coastal charm and modern convenience, ideal for families, retirees, and vacation homeowners alike. Just minutes from the stunning Jersey Shore coast, residents will enjoy easy access to the area's most beautiful beaches, including the serene shores of Cape May and the vibrant Wildwood Boardwalk. 204 Bentz Ave features The Delmar by D.R. Horton is a stunning new construction 2 story townhome plan featuring 1,500 square feet of living space including 3 bedrooms, 2.5 baths and a 1-car garage. The convenience of townhome living meets the amenities of a single-family home with the Delmar. The main level eat-in kitchen with large pantry and modern island opens up to an airy, bright dining and living room. The upper level features 3 bedrooms, all with generous closet space, a hall bath, upstairs laundry, and spacious owner's suite that highlights a large walk-in closet and owner's bath with double vanity! Live in the best of South Jersey, with the beaches of Cape May and Wildwood just a short drive away. Enjoy nearby attractions such as the Cape May Lighthouse, Cape May County Park & Zoo, Sunset Beach, and the iconic Wildwood Boardwalk. With marinas, nature trails, golf courses, and local restaurants all within reach, every day offers something new to explore. Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! \*Photos representative of plan only and may vary as built. \*\*Now offering closing cost incentives with use of preferred lender. See Sales Representatives for details and to book your appointment today!

#### PROPERTY DETAILS

|                        |                                             |                                                                                             |                                                                         |
|------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry | InteriorFeatures<br>Master Bath<br>Pets Allowed<br>Walk in/Cedar Closet |
| Heating<br>Gas-Natural | Cooling<br>Air Curtain                      | HotWater<br>Electric                                                                        | Water<br>Public Water                                                   |
| Sewer                  |                                             |                                                                                             |                                                                         |

# Berger Realty

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Public Sewer



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