

# Berger Realty

Since 1928



Berger Realty, Inc.  
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208 Texas Ave  
Villas, NJ 08251

Asking \$415,000.00



## COMMENTS

Experience the best of Jersey Shore living with this charming ranch style single-family home, nestled just a short drive from the Cape May and Wildwood beaches. Lovingly maintained and thoughtfully updated, this 3-bedroom, 2-bathroom residence is the ideal blend of comfort, convenience, and coastal charm. With a seamless indoor-outdoor flow, it's ideal for year-round living or a vacation rental. Fully fenced backyard ideal for pets, privacy, and summertime activities. Large outdoor shed for workshop space or extra storage. The outdoor shower is a refreshing feature after a day at the beach. The driveway offers generous off-street parking on a 5,000 sq ft lot. New A/C, heating system, and tankless water heater were all installed in 2024. The home also recently switched from propane to natural gas. Don't miss your chance! Whether you're seeking a serene full-time residence or a profitable investment getaway, this Villas gem is ready to welcome you home. For inquiries or to schedule a private showing, reach out today!

## PROPERTY DETAILS

|                   |                                                          |                       |                                    |
|-------------------|----------------------------------------------------------|-----------------------|------------------------------------|
| Exterior<br>Vinyl | OutsideFeatures<br>Fenced Yard<br>Outside Shower<br>Shed | ParkingGarage<br>None | InteriorFeatures<br>Walk In Closet |
|-------------------|----------------------------------------------------------|-----------------------|------------------------------------|

|                                  |                             |                         |                       |
|----------------------------------|-----------------------------|-------------------------|-----------------------|
| AppliancesIncluded<br>Dishwasher | AlsoIncluded<br>See Remarks | Basement<br>Crawl Space | Heating<br>Forced Air |
|----------------------------------|-----------------------------|-------------------------|-----------------------|



Ask for J.K. Hepner, III  
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