

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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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	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Fenced Yard	None	Walk In Closet
	Outside Shower		
	Shed		

AppliancesIncluded	AlsoIncluded	Basement	Heating
Dishwasher	See Remarks	Crawl Space	Forced Air



Ask for Monica Raab

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1670 Boardwalk, Ocean City

Hot Water  
Gas

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