

# 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 Vinyl	OutsideFeatures Fenced Yard Outside Shower Shed	ParkingGarage None	InteriorFeatures Walk In Closet
AppliancesIncluded Dishwasher	AlsoIncluded See Remarks	Basement Crawl Space	Heating Forced Air



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