



206 A Frances  
 Villas, NJ 08251

Asking \$689,000.00



### COMMENTS

Located just eight houses from the serene bay beaches and stunning sunsets of the Delaware Bay, this brand-new construction home offers the perfect blend of comfort, style, and coastal living. Step inside to a bright and inviting living room that flows seamlessly into a custom kitchen featuring shaker-style cabinets, quartz countertops, a center island, and stainless-steel appliances. The adjoining dining area includes sliding glass doors that open to a spacious 12' x 30' Trek deck—perfect for entertaining or enjoying summer evenings. The private primary suite includes a full bath and a generous walk-in closet, while two additional bedrooms provide ample storage. A convenient hall storage closet/pantry and dedicated laundry room with an exterior door add to the home's functionality. Additional highlights include gas heat and central air, on-demand water heater, luxury vinyl plank flooring, ceiling fans throughout, sodded yard with irrigation system, raised foundation with flood vents and two-car stone driveway With its ideal location just steps to the Delaware Bay, this home is the perfect choice for a summer getaway or comfortable year-round living

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck Porch Sprinkler System	None	Dining Area Eat In Kitchen Laundry/Utility Room



AppliancesIncluded  
 Dishwasher  
 Gas Stove  
 Microwave  
 Refrigerator

Basement  
 Own Space

Heating  
 Gas-Natural

Asks for Donna Brown  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: dmb@bergerrealty.com  
 How to view: Public

