

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



806 Delaware, Villas, NJ, 08251

Price \$1,645,000.00



### PROPERTY DETAILS

Total Rooms	11
Bedrooms	4
Baths Full	3
Baths Half	0
Year Built	2024
Type	Single Family
Block Number	284
Listing #	240246
Taxes	99999999.00

### COMMENTS

Amazing sunsets await from two bay facing water view decks. This custom construction home is being built on one of the few remaining first tier bay block building lots. This home boasts 4400 sqft under the roof with 3000 sqft of living space. The home features reverse construction open concept with the great room facing the bay with walk out to second story fiberglass deck...

### PROPERTY FEATURES

Exterior Hardie Board	OutsideFeatures Deck Fenced Yard	ParkingGarage 2 Car	OtherRooms Living Room Kitchen Dining Area Laundry/Utility Room Workshop
InteriorFeatures Cathedral Ceilings Fireplace- Gas	AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer Disposal Smoke/Fire Detector	Basement Masonry Floors/Wall	Heating Gas Natural
Cooling Central Air Condition	HotWater Gas- Natural	Water City	Sewer City

### CONTACT



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
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