



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



85 Wildwood, Villas, NJ, 08251

Price \$1,299,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 4,5,6         |
| Listing #    | 252740        |
| Taxes        | 9999.00       |

#### COMMENTS

*Custom New Construction 4 Bed 3 Bath home just one block from the Delaware Bay and it's amazing sunsets!! No expense was spared on this beautifully crafted home - some of the highlights include 9 foot ceilings, 2x6 construction, Hardie backer siding, Azek trim and accents, IPE Decking with Mahogany ceiling on the front porch, and striking metal roof details for long-lasti...*

#### PROPERTY FEATURES

|                       |                           |                   |                      |
|-----------------------|---------------------------|-------------------|----------------------|
| Exterior              | OutsideFeatures           | ParkingGarage     | OtherRooms           |
| Hardie Board          | Porch                     | Garage            | Living Room          |
|                       | Fenced Yard               | 1 Car             | Den/TV Room          |
|                       | Outside Shower            | Attached          | Dining Area          |
|                       | In Ground Pool            | Auto Door Opener  | Laundry/Utility Room |
|                       | Sprinkler System          | Concrete Driveway | Storage Attic        |
| InteriorFeatures      | AppliancesIncluded        | Basement          | Heating              |
| Fireplace- Gas        | Range                     | Crawl Space       | Gas Natural          |
| Wood Flooring         | Oven                      |                   | Forced Air           |
| Smoke/Fire Alarm      | Self-Clean Oven           |                   | Multi-Zoned          |
| Storage               | Microwave Oven            |                   |                      |
| Walk in Closet        | Refrigerator              |                   |                      |
| Tile Flooring         | Washer                    |                   |                      |
| Kitchen Island        | Dryer                     |                   |                      |
| Beverage Refrigerator | Dishwasher                |                   |                      |
|                       | Disposal                  |                   |                      |
|                       | Smoke/Fire Detector       |                   |                      |
|                       | Stove Natural Gas         |                   |                      |
|                       | Wine Cooler               |                   |                      |
|                       | Stainless steel appliance |                   |                      |
| Cooling               | HotWater                  | Water             | Sewer                |
| Central Air Condition | Gas- Natural              | City              | City                 |
| Multi Zoned           | On Demand                 |                   |                      |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.

Scan to see Property page.



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



85 Wildwood, Villas, NJ, 08251

Price \$1,299,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 4,5,6         |
| Listing #    | 252740        |
| Taxes        | 9999.00       |

#### COMMENTS

*Custom New Construction 4 Bed 3 Bath home just one block from the Delaware Bay and it's amazing sunsets!! No expense was spared on this beautifully crafted home - some of the highlights include 9 foot ceilings, 2x6 construction, Hardie backer siding, Azek trim and accents, IPE Decking with Mahogany ceiling on the front porch, and striking metal roof details for long-lasti...*

#### PROPERTY FEATURES

|                       |                           |                   |                      |
|-----------------------|---------------------------|-------------------|----------------------|
| Exterior              | OutsideFeatures           | ParkingGarage     | OtherRooms           |
| Hardie Board          | Porch                     | Garage            | Living Room          |
|                       | Fenced Yard               | 1 Car             | Den/TV Room          |
|                       | Outside Shower            | Attached          | Dining Area          |
|                       | In Ground Pool            | Auto Door Opener  | Laundry/Utility Room |
|                       | Sprinkler System          | Concrete Driveway | Storage Attic        |
| InteriorFeatures      | AppliancesIncluded        | Basement          | Heating              |
| Fireplace- Gas        | Range                     | Crawl Space       | Gas Natural          |
| Wood Flooring         | Oven                      |                   | Forced Air           |
| Smoke/Fire Alarm      | Self-Clean Oven           |                   | Multi-Zoned          |
| Storage               | Microwave Oven            |                   |                      |
| Walk in Closet        | Refrigerator              |                   |                      |
| Tile Flooring         | Washer                    |                   |                      |
| Kitchen Island        | Dryer                     |                   |                      |
| Beverage Refrigerator | Dishwasher                |                   |                      |
|                       | Disposal                  |                   |                      |
|                       | Smoke/Fire Detector       |                   |                      |
|                       | Stove Natural Gas         |                   |                      |
|                       | Wine Cooler               |                   |                      |
|                       | Stainless steel appliance |                   |                      |
| Cooling               | HotWater                  | Water             | Sewer                |
| Central Air Condition | Gas- Natural              | City              | City                 |
| Multi Zoned           | On Demand                 |                   |                      |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.

Scan to see Property page.

Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: [info@bergerrealty.com](mailto:info@bergerrealty.com)  
Web: [www.bergerrealty.com](http://www.bergerrealty.com)

Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: [info@bergerrealty.com](mailto:info@bergerrealty.com)  
Web: [www.bergerrealty.com](http://www.bergerrealty.com)

