



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



240 Pacific, Villas, NJ, 08251

Price \$749,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1935          |
| Type         | Single Family |
| Block Number | 123           |
| Listing #    | 252966        |
| Taxes        | 3700.00       |

#### COMMENTS

*Sunsets, Sunsets, Sunsets...Just steps from the bay, 240 W Pacific is your bayside haven with water views that never grow old. This spacious 4-bedroom, 2-bathroom home is perfectly situated just one house back from the shoreline and directly across from a convenient bay access path, making daily waterfront strolls effortless. Nestled in the peaceful Villas community, this ...*

#### PROPERTY FEATURES

|                                                        |                                                                                                                                               |                                                             |                                                                                                             |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                      | OutsideFeatures<br>Deck<br>Storage Building<br>Outside Shower                                                                                 | ParkingGarage<br>Parking Pad<br>2 Car<br>Black Top Driveway | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Smoke/Fire Alarm<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Stove Electric<br>Stainless steel appliance | AlsoIncluded<br>Shades<br>Partial Furniture<br>See Remarks  | Basement<br>Crawl Space                                                                                     |
| Heating<br>Gas Natural<br>Forced Air                   | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Window Air Conditioning                                                                    | HotWater<br>Electric                                        | Water<br>City                                                                                               |
| Sewer<br>City                                          |                                                                                                                                               |                                                             |                                                                                                             |

#### CONTACT

Ask for Marianne Johnsen  
Berger Realty Inc

Scan to see Property page.



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