

**25 Hudson  
Villas, NJ 08251**

**Asking \$850,000.00**



**COMMENTS**

TWO EXPANSIVE PROPERTIES INCLUDED WITH THIS EXCEPTIONAL SALE. Property being sold consists of 2 separate lots: 25 E Hudson (90 x 126) and 26 E Ocean Ave (100 x 104). The 2 car garage with vast parking is located on 26 E Ocean Ave. The residence features a grand 6-bedroom, 4-full bathroom home with a renovated luminous attic and a massive waterproof basement, offering an estimated 3,622 sq ft of impeccably maintained living space (not including attic and basement) nestled on a generous 90 x 126 lot. The accompanying lot (26 E Ocean Ave), measuring 100 x 104, with a two-car garage and storage area will provide a handful of opportunities for the new owner. Fully fenced, the entire property has been meticulously cared for by the current homeowner to ensure maintenance-free living from every angle. From a new roof to updated plumbing and electrical light fixtures, new air conditioning unit and tankless hot water heater, every essential has been attended to. The first floor welcomes you with a spacious kitchen, two dining areas, multiple living rooms, cozy study/office, a bedroom, full bathroom, wood-burning fireplace, and a sizable deck extending from the largest room. Upstairs, discover five bedrooms (including two en suites), a hallway bathroom, and an abundance of natural light filtering in. Ascend to the third floor to find a radiant, expansive attic, exquisitely finished with refinished hardwood floors, freshly painted walls, and new windows on all four sides—far too stylish for mere storage. And if more space is desired, the full basement promises to exceed your expectations. Choose between your business mindset or your designer mindset and capitalize on owning TWO SUBSTANTIAL PROPERTIES in the heart of the community. Enjoy this growing area of Cape May County, where you're just a short walk to the beautiful Delaware Bay beaches and a quick 10 minute drive to the coastal charm of downtown Cape May where you can enjoy a variety of great restaurants and shopping. Contact the listing agent for a comprehensive list of property upgrades, floor plan and survey. This property is being sold "As Is". Furniture and custom fit window treatments included.

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | OtherRooms        | InteriorFeatures    |
|----------|-----------------|-------------------|---------------------|
| Brick    | Deck            | Living Room       | Wood Flooring       |
|          | Fenced Yard     | Dining Room       | Smoke/Fire Alarm    |
|          | Sidewalks       | Kitchen           | Storage             |
|          | See Remarks     | Den/TV Room       | Wall to Wall Carpet |
|          |                 | Recreation/Family | Fireplace- Wood     |
|          |                 | Eat-In-Kitchen    | Tile Flooring       |
|          |                 | Dining Area       | Vinyl Flooring      |
|          |                 | Pantry            | Kitchen Island      |
|          |                 | Storage Attic     |                     |

# Berger Realty

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|                       |                   |                  |             |
|-----------------------|-------------------|------------------|-------------|
| Appliances Included   | Also Included     | Basement         | Heating     |
| Range                 | Shades            | Full             | Gas Natural |
| Oven                  | Blinds            | Outside Entrance | Forced Air  |
| Microwave Oven        | Furniture         | Inside Entrance  |             |
| Refrigerator          | Window Treatments |                  |             |
| Washer                |                   |                  |             |
| Dryer                 |                   |                  |             |
| Dishwasher            |                   |                  |             |
| Smoke/Fire Detector   |                   |                  |             |
| Cooling               | Hot Water         | Water            | Sewer       |
| Central Air Condition | Gas- Natural      | Public           | Public      |



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