

**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

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



AppliancesIncluded	AlsoIncluded	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	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	Public	Public

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jjm@bergerrealty.com](mailto:jjm@bergerrealty.com)

