

**232 Pacific Ave  
Villas, NJ 08251**

**Asking \$839,000.00**



**COMMENTS**

TURNKEY BEACH HOUSE FULLY FURNISHED! Located only 4 houses to the beautiful Delaware Bay with views from the decks. Enter this spacious home through a gracious foyer, with lovely staircase and a large window with plenty of natural lighting! The home offers a large open concept living room with gas fireplace for warm family gatherings and a beautiful gourmet kitchen with a center island and lots of storage space, pantry, a built-in desk, granite counters, and stainless appliances. Off the kitchen you will find a sliding glass door to the back deck that is convenient for grilling and a powder room. This beach house also offers a formal dining room with lovely French doors and coved ceiling that adds an elegant touch. The first floor offers bamboo hardwood flooring. The second floor features a large master suite with views of the bay, a large walk-in closet, and a lovely bathroom complete with a whirlpool tub, 2 large additional bedrooms and a large hall bathroom with double sinks. There is also a convenient laundry closet on the second floor. Lower-level floor offers a 4th bedroom/bonus or gathering room for extra guest plus a finished garage and utility room for more storage. Backyard features a hot-tub, grill, chairs and firepit. This home is in excellent condition. GROSS INCOME: 2021...\$46,160,2022...\$46,700, 2023...\$53,200. Homeowners Insurance \$2617 per year, Flood Insurance \$1111 per year. Solar panels were put on the property in 2021. Sellers pay flat 14.5 cents per 1000 kw. Call today for showing!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Patio Deck Cable TV	ParkingGarage Garage 1 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Recreation/Family Dining Area Laundry Closet
InteriorFeatures Fireplace- Gas Wood Flooring Smoke/Fire Alarm Storage Walk in Closet Wall to Wall Carpet Whirlpool Tile Flooring	AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stove Electric	AlsoIncluded Window Treatments	Basement Full Finished Outside Entrance Inside Entrance

# Berger Realty

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