

**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

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Heating
Gas Natural
Forced Air

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City



Ask for Sheilah Baran
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: sdb@bergerrealty.com

