

**232 Pacific  
Villas, NJ 08251**

**Asking \$839,000.00**



**COMMENTS**

Great home with bay views and many amenities and upscale finishes. It is suitable as a full-time home as it has abundant storage, and it provides plenty of room for you and your guests to enjoy it as a wonderful vacation home (currently a summer rental home). The large upper front decks and master bedroom have views of the Delaware bay! It is only 4 houses from the bay and the bay beach entrance and the fabulous sunsets that are a way of life in this area! As you enter this spacious home through the gracious foyer, you will notice the lovely staircase and large window that fills the area with natural light. To the left is a very large open concept living room with a gas fireplace that is perfect for entertaining friends and family. There are sliders that provide easy access to the front deck. Adjacent is a beautiful gourmet, eat-in cook's kitchen with a center island and abundant storage with large pantry and built-in desk, granite counters, and stainless appliances. Sliders lead to a back deck that is convenient for grilling with steps leading to the first floor. There is also a large hot tub for your enjoyment! This floor also has a large formal dining room with lovely French doors and crown molding that adds an elegant touch. This floor has wood flooring throughout and also has a convenient powder room as well. The second floor features a large master suite that has views of the bay, a large walk-in closet, and a lovely ensuite bathroom complete. There are 2 large bedrooms (one has sliders with deck access) and a large hall bath that has double sinks. There is also convenient laundry on the second floor as well. The ground floor has a bonus room (bedroom) with ceramic tile that could also be used for extra guests, a finished garage, and has a huge utility room that is a perfect spot for a workshop and provides even more storage. This immaculate home has been used as a summer residence, so it is in excellent condition and ready for your immediate enjoyment! 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.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Enclosed/Covered	Garage	Living Room
	Patio	1 Car	Eat-In-Kitchen
	Porch	Attached	Dining Area
	Fenced Yard	Auto Door Opener	
	Cable TV	Concrete Driveway	
	Outside Shower		
	Whirlpool/Spa		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Fireplace- Gas  
Wood Flooring  
Mini Split

Range  
Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal

Curtains  
Blinds  
Partial Furniture

Partial  
Outside Entrance  
Inside Entrance

Heating  
Gas Natural

Cooling  
Central Air Condition

HotWater  
Gas- Natural

Water  
City  
Public

Sewer  
City  
Public

