



**10 Atlantic  
Villas, NJ 08251**

**Asking \$625,000.00**



### COMMENTS

This well-maintained family home is located just a few blocks from the Delaware Bay and offers two houses for the price of one. It's currently being rented for \$371/night throughout the summer, making it an income-producing property. The main front house features over 1700 sq. ft. of living space, with 3 spacious bedrooms, 1.5 baths, a large living room, an eat-in kitchen that opens to a bright family room, and a laundry room. Additionally, there is a detached one-bedroom rear cottage with over 600 sq. ft. of living space, including an enclosed front porch, living room, eat-in kitchen, full bath, and a laundry room, along with its own attached shed. Utilities such as water, sewer, electric, and cable are separate from the main house. The property also includes a detached one and a half car garage, vinyl siding, a stone driveway, and spacious side and rear yards on a 75 x 119 lot. With the benefit of solar panels and a monthly fee of \$89.34, the utility bills remain very affordable. Don't miss the opportunity to see this property for yourself!

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Deck	Garage	Living Room	Washer
	2 Car	Kitchen	Dryer
	Detached	Recreation/Family	Dishwasher
	Stone Driveway	Eat-In-Kitchen	
		Laundry/Utility Room	



Call for Brent Kolmer  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

Water  
City

