



10 Atlantic  
 Villas, NJ 08251

Asking \$609,900.00



### 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

Exterior Solar Panels-Leased	OutsideFeatures Deck Grill Fenced Yard Storage Building	ParkingGarage Garage 2 Car Detached Stone Driveway	OtherRooms Living Room Kitchen Recreation/Family Eat-In-Kitchen Laundry/Utility Room 1st Floor Primary Bedroom
---------------------------------	---	--	--



Ask for Joan S. Spencer  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email: jss@bergerrealty.com

Water City  
 Sewer City

