

**804 Delaware  
Villas, NJ 08251**

**Asking \$859,000.00**



**COMMENTS**

Charming Coastal Cottage! Discover your coastal oasis in this completely renovated 3-bedroom, 3-bath retreat perfectly positioned just across from the Delaware Bay Beaches which offer a peaceful alternative to the busier oceanfront beaches in neighboring towns. Every detail of this home has been carefully crafted, from the custom kitchen with white shaker cabinetry, quartz countertops, and a stylish tiled backsplash to the new natural gas heating and central air conditioning systems. With a new roof, upgraded electric service, and LifeProof luxury vinyl plank flooring, this home combines modern comfort with timeless elegance. The custom-tiled bathrooms add a touch of luxury, and the bonus auxiliary building offers a versatile space for entertaining, complete with a full bath and ample storage. Nestled on a corner lot, this property features wrap-around composite decking and an elevated deck that offers stunning views—a perfect spot to enjoy the area's extraordinary sunsets. This home is a rare gem that promises both tranquility and a prime location. The beaches are perfect for swimming, kayaking, and fishing. The gentle waves and less crowded sands make it ideal for families and those looking to relax. Home is located within minutes of Historic Cape May and the Wildwoods.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Porch Storage Building See Remarks	ParkingGarage 2 Car Concrete Driveway	OtherRooms Living Room Eat-In-Kitchen Dining Area Great Room Storage Attic See Remarks 1st Floor Primary Bedroom Laundry Closet
InteriorFeatures Smoke/Fire Alarm Mini Split	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Disposal Stove Natural Gas Stainless steel appliance	Basement Crawl Space	Heating Gas Natural Forced Air Split

# 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)



Cooling  
Central Air Condition  
Split

HotWater  
Electric

Water  
City

Sewer  
City

