

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**206 Matthews  
Villas, NJ 08251**

**Asking \$324,900.00**



## COMMENTS

Cute 3 bedroom Villas home on an oversized lot. This home also features a fenced in private yard. There are 2 exterior storage units with generous space for all of your outdoor needs. Central air, propane gas heat, public water and sewer are just a few of the amenities. The well is believed to still be in working order that owners can use for an outdoor water source. The solar panels are leased with approximately 14 years left on the lease. Owner pays \$82 per month and the electric bill is extremely low. There is still a water softener system in the laundry room that Seller had disconnected when they connected to public water. Kitchen appliances are less than 5 years old. Outdoor shower has both a hot and cold water connection along with hot and cold water connection for a hose. Currently there is a fence along the front of the property and on the sides. Owner has new fencing for the Buyer to install on remainder of property.

## PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Vinyl	Patio	Living Room	Laminate Flooring
Solar Panels-Leased	Fenced Yard	Kitchen	Fireplace - Electric
	Storage Building	Eat-In-Kitchen	
	Cable TV	Laundry/Utility Room	
	Outside Shower		

AppliancesIncluded	Heating	Cooling	HotWater
	Gas Propane	Central Air Condition	Propane



Ask for Frank Shoenberger  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: fcs@bergerrealty.com



Sewer  
Public