Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

201 Saint Johns
Villas, NJ 08251

Asking $2,075,000.00

COMMENTS

This beautiful Bayfront property is being sold as an individual property but consists of two separate units. Whether you want to use it as a very successful rental, keep it as a very large single family, or convert it into condos the possibilities are many. Each unit on it\'s own floor is over 1800 square feet with 4 large bedrooms and 2 full baths. Each unit has an expansive great room with waterfront views from the living room, kitchen, and dining area. With the top floor unit having cathedral ceilings in the great room and a private elevator that goes to the ground floor.. Each unit has a private deck that is over 350 square feet. There are water spigots, gas line hook ups for grills for all your entertaining conveniences. Each unit has a very large storage room, outside shower, plus a common patio area and interior common area for additional storage. The floors throughout each unit are a neutral wood tone LVP for a luxury look and easy maintenance, with the bathrooms being tile. Both kitchens have granite counters and Fabuwood easy close cabinetry. All the appliances are Samsung black stainless steel with French door refrigerators. Each unit has a Navien tankless water heater plus top of the line washers and dryers. The property is currently a top and bottom duplex but was built with the intention of them being condominiums. The owners have but did not file condo docs with the State. Owner rents both units moderately but property has a high income potential. Low flood insurance premium as first living floor is over 17 feet elevation.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
	Garage	Living Room	Blinds
	Parking Pad	Kitchen	Furniture
	1 Car	Laundry/Utility Room	
	Attached	Great Room	
	Concrete Driveway	Storage Space	
Heating	Cooling		
Gas Natural	Central Air		
Forced Air			
	Sewer		
City	City		

Ask for Graham Gmm
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