



**10 Atlantic  
Villas, NJ 08251**

**Asking \$565,000.00**



### COMMENTS

This property offers an exceptional opportunity for multi-family living or investment, with two distinct homes on one lot just a few blocks from the Delaware Bay. The main front house features over 1,700 square feet of living space, including 3 spacious bedrooms, 1.5 baths, a large living room, an eat-in kitchen that opens into a bright family room, and a laundry room. At the back of the property, there's a separate 600-square-foot cottage, perfect for rental income. This detached one-bedroom cottage includes an enclosed front porch, a cozy living room, an eat-in kitchen, a full bath, and a laundry room, along with an attached shed for extra storage. Both homes have separate utilities, providing convenience and independence. Additional features include a detached one-and-a-half-car garage, vinyl siding, a stone driveway, and generous side and rear yards. With solar panels that keep utility costs low for just \$89.34 per month, this property is ideal for those seeking flexibility and value, whether for multi-generational living or as an investment. The property is being sold fully furnished. Don't miss the chance to see this unique offering!

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Deck	Carport	Electric	Central Air
Fenced Yard	3 Car	Baseboard	
Storage Building			
Outside Shower			



Ask for Christopher Malinowski  
Public  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: cma@bergerrealty.com

