



**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   |               |           |             |



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