



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













**10 Atlantic** Villas, NJ 08251

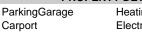
Asking \$565,000.00



## 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 eatin 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!

**OutsideFeatures** Deck Fenced Yard Storage Building



Carport

3 Car

**PROPERTY DETAILS** Heating Electric Baseboard

Cooling Central Air



Watesk for Matthew Bader Publerger Realty IncPublic 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mhb@bergerrealty.com http://www.BADERCOLLINS.com

