

# Berger Realty

Since 1928



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126 St. John's  
Villas, NJ 08251

Asking \$799,000.00



## COMMENTS

Situated just 90 steps from the sandy shores of the Bay, this captivating cottage invites you to experience the ultimate retreat. Make this your next home or use it as an investment property. There is an expansive upper deck where you can enjoy the panoramic vista of the Delaware Bay and its breathtaking sunsets. You and your guests can gather around the inviting fire pit area at the Tiki bar below, while enjoying the gentle breeze and soothing sounds of the waves. The cottage comfortably accommodates up to 10 guests, making it ideal for a variety of gatherings. It exudes a warm and inviting atmosphere, with tasteful decor and comfortable furnishings. Being sold mostly furnished with a few personal items excluded. With a strong rental history, this property presents an excellent investment opportunity. Its popularity as a sought-after destination for beach lovers and its prime location ensure a steady stream of income. Rental rolls will be available to interested buyers. Its prime location, charming ambiance, and proven rental potential make this property truly a gem.

## PROPERTY DETAILS

|                                                                                 |                                                                                       |                                                        |                                                                                       |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                               | OutsideFeatures<br>Deck<br>Enclosed/Covered<br>Patio<br>Fenced Yard<br>Outside Shower | OtherRooms<br>Living Room<br>Kitchen<br>Eat-In-Kitchen | InteriorFeatures<br>Smoke/Fire Alarm<br>Storage<br>Laminate Flooring<br>Tile Flooring |
| AppliancesIncluded<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer | AlsoIncluded<br>Curtains<br>Shades<br>Blinds<br>Rugs<br>Partial Furniture             | Heating<br>Electric<br>Baseboard<br>Hot Water          | Cooling<br>Ceiling Fan<br>Air                                                         |
| HotWater<br>Electric                                                            | Water<br>City                                                                         | Sewer<br>City                                          |                                                                                       |

