

**136 Delaware
Villas, NJ 08251**

Asking \$460,000.00



COMMENTS

Experience effortless living in this meticulously renovated, move-in-ready ranch home! Step into a light-filled, oversized living room, where a soaring vaulted ceiling dramatically enhances the sense of space. The heart of the home, a stylish kitchen, boasts gleaming granite countertops and a suite of stainless-steel appliances, perfect for culinary enthusiasts. Enjoy the convenience of beautifully updated bathrooms quickly supplied with hot water from the Navien high efficiency tankless hot water heater, including one bathroom thoughtfully situated adjacent to a generously sized laundry room with rear entry to the home and potential as a fourth bedroom. Seamless laminate flooring flows throughout, offering both durability and contemporary appeal. Outside, a sprawling 100 x 100 lot provides ample room for parking multiple vehicles and outdoor enjoyment, completely enclosed by a secure, full chain link fence, ideal for little ones and pets. Plenty of space to construct a garage or design a pool, please consult with local zoning ordinances for all proper requirements. Since purchasing the property in the beginning of 2024, the current owners have removed twelve trees and positioned a brand new shed in the rear yard. The property is being conveyed unfurnished, including the washer and dryer.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Grill	Stone Driveway	Living Room
Shingle	Fenced Yard	See Remarks	Kitchen
Vinyl	Storage Building		Eat-In-Kitchen
	See Remarks		Laundry/Utility Room
	Security Camera		Great Room
			Storage Attic
			See Remarks
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	See Remarks	Crawl Space
Walk in Closet	Oven		
Other	Microwave Oven		
Laminate Flooring	Refrigerator		
	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
	Stove Natural Gas		

Berger Realty

• Since 1928 •



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



Heating
Gas Natural
Forced Air

Cooling
Central Air Condition
Ceiling Fan

HotWater
Electric

Water
City

Sewer
City



Ask for Cynthia Balles
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: cyn@bergerrealty.com

